



Hizzy  
FOR SALE

76



## 76 Benton Street, Hadleigh, IP7 5AT

### £229,995

- No onward chain delay
- Two bedrooms
- New oven and hob
- New carpets throughout
- Lawned rear garden
- Victorian-style terraced home
- Brand new fitted kitchen
- Newly installed gas boiler
- Two reception rooms
- Short walk to the High Street and local walks

#### About the property

Offered with no onward chain, we are pleased to offer for sale this Victorian two bedroom terraced home, ready to move straight into. Recently improved with a brand new kitchen, new oven and hob, newly installed gas boiler and new carpets throughout, the property offers a fresh and modern feel whilst retaining plenty of character. Conveniently positioned within easy walking distance of Hadleigh High Street along with nearby countryside walks, it would make an ideal first purchase or downsize move. The accommodation begins with a welcoming living room featuring a fireplace, leading through to a separate dining room which provides a great additional reception space for relaxing or entertaining. To the rear is the newly fitted kitchen with door access into the garden. Upstairs, there are two bedrooms together with a bathroom. Overall, this is a smartly presented home with a move-in-ready feel in a convenient location close to the town centre.

#### Outside

Outside, there is shared side access beneath an archway between the neighbouring properties leading through to the rear garden. Please note No. 74 has a right of way across the rear access path. The garden itself is enclosed by fencing which provides separation from the access area and is laid mainly to lawn with a small garden shed.

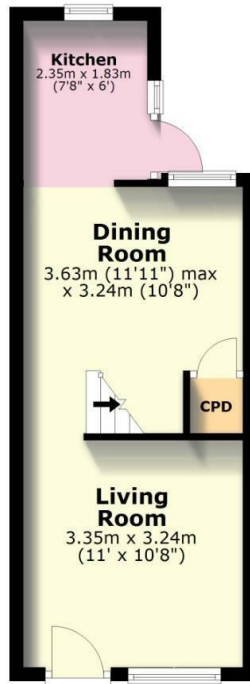
#### Useful info

All mains services are connected to the property, The heating is gas fired via radiators (not tested by the agents) . Band "B" council tax rating with the local authority being Babergh and Mid Suffolk District Councils, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX. The What3words location is [///mops.seatbelt.fetching](https://www.what3words.com////mops.seatbelt.fetching). Broadband download and upload speed up to 1000mbps (Source Ofcom). Mobile coverage, Vodafone and O2 good outdoor and in-home, EE good outdoor and variable in-home and Three good outdoors (Source Ofcom).

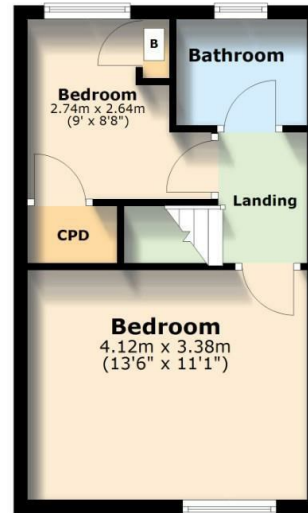




## Ground Floor



## First Floor



Total area: approx. 56.6 sq. metres (609.7 sq. feet)

The Floorplan is intended as a guide only and all measurement are approximate and not to scale.  
Plan produced using PlanUp.

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(02 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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