



## LEDINGE WAY, HAUGHLEY, IP14 3SG

OIEO £260,000  
FREEHOLD

Located in a quiet cul-de-sac in the charming village of Haughley, this modern semi-detached house offers a delightful living experience. The property is well-presented throughout and benefits from a spacious sitting/dining room, perfect for both relaxation and entertaining. The well-appointed kitchen provides a functional space. The ground floor also features a convenient cloakroom, adding to the practicality of the home. The property boasts two double bedrooms, with the master bedroom benefiting from an en-suite bathroom. Outside, the private rear garden offers a peaceful and private space. Additionally, off-road parking is available for two vehicles.

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# LEDINGE WAY

- Beautifully Presented Semi-Detached Two Bedroom Home
- Spacious Sitting/Dining Room
- Stylish Kitchen
- Gas Fired Central Heating
- Master Bedroom With En-Suite
- Ground Floor Cloakroom
- Enclosed Rear Garden
- Driveway With Off Road Parking
- Close To Local Amenities & Transport Links
- Step Inside Today With Our 360 Virtual Tour!



## Entrance Hall

Door to inner hall. Radiator.

## Cloakroom

W.C, wash hand basin. Radiator. window to front.

## Inner Hall

Stairs to first floor. Built in storage cupboard.

## Kitchen

Range of wall and base level units with work surfaces over, inset one and a half bowl sink unit, integrated oven and 4 ring gas hob with extractor over, space and plumbing for washing machine. Cupboard housing boiler. Radiator. Window to front.

## Sitting/Dining Room

Built in storage cupboard. Radiator. French doors to rear garden.

## Landing

Loft access. Radiator. Window to side.

## Bedroom 1

Built in storage cupboard. Radiator. Window to front.

## En-Suite

Shower cubicle, W.C, wash hand basin. Radiator. Window to front.

## Bedroom 2

Built in storage cupboard. Radiator. Window to rear.

## Bathroom

Bath with shower over, W.C, wash hand basin. Radiator.

## Outside

### Front Garden

To the front there is off road parking, gate providing access to rear garden.

### Rear Garden

The garden is laid to lawn with patio area and garden shed. Enclosed by brick wall and fencing.

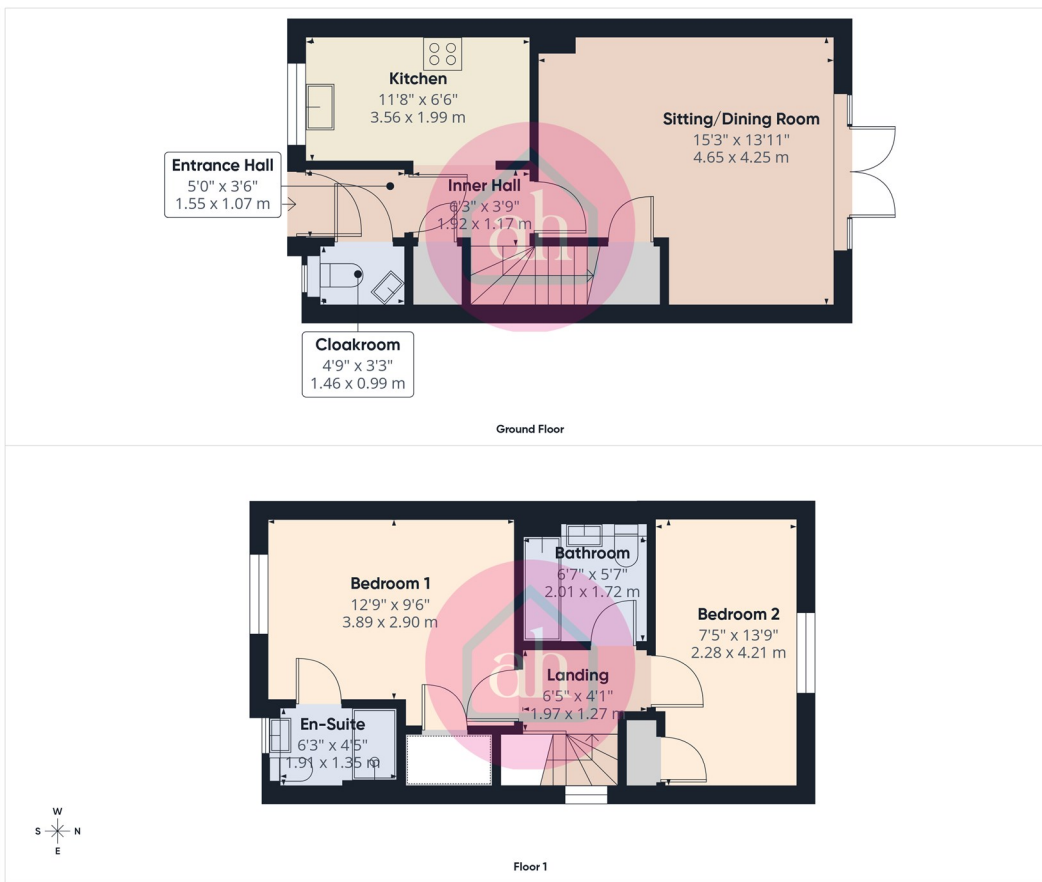
### Agent's Note

Current owners service charges are approximately £218 for the year. Reviewed annually



## LEDINGE WAY





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Approximate total area<sup>m</sup>  
 702 ft<sup>2</sup>  
 65.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>97</b>
(81-91) <b>B</b>	<b>84</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**EPC Rating: B Council Tax Band: B**

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