

# Bychoice

ESTATE AGENTS



George Street, Hadleigh

£595

## Property Summary

Available in February - Bychoice are pleased to offer this 1 bedroom first floor flat located in the centre of Hadleigh. This property is for single occupants only, call now to secure a viewing!

- 1 Bedroom
- Living Area
- Kitchen
- Close to Amenities
- No pets



### **COMMUNAL ENTRANCE**

Stairs to landing space, front door into flat.

### **HALLWAY**

Doors to living room and bathroom.

### **LIVING ROOM**

Electric radiator, windows to front aspect. Doors to bedroom and kitchen.

### **KITCHEN**

Range of newly installed wall and base units, sink with chrome tap over, electric oven and hob. Window to rear aspect and cupboard for storage.

### **BEDROOM**

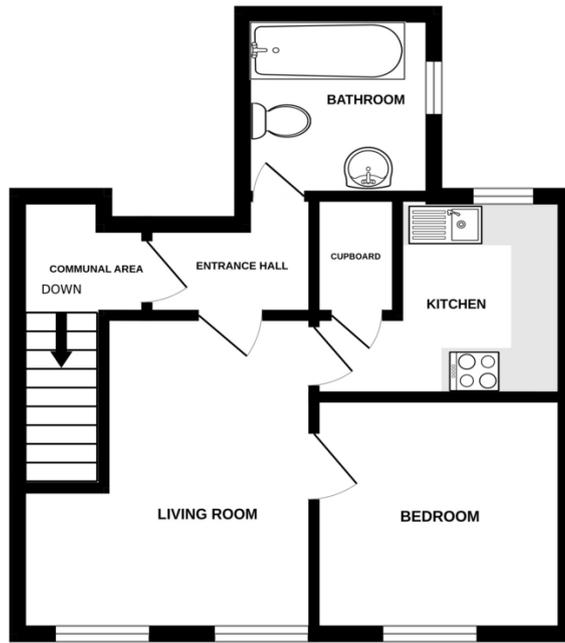
Electric radiator, window to front aspect.

### **BATHROOM**

Window to side aspect, half tiled room with bath, WC and basin.



GROUND FLOOR  
339 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA : 339 sq.ft. (31.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			75
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		23	
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			

### Additional Information

**Tenure:**  
**Council Tax Band:** A  
**Local Authority:** Babergh District Council  
**Post Code:** IP7 5BB  
**Viewings by appointment only**  
**Tel:** 01787 468400  
**Email:** sudbury@bychoice.co.uk

**Bychoice**  
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not to be relied upon and potential buyers are advised to recheck the measurements.