



Hizay

2 Brett Avenue, Hadleigh, IP7 6AH

£295,000

About the property

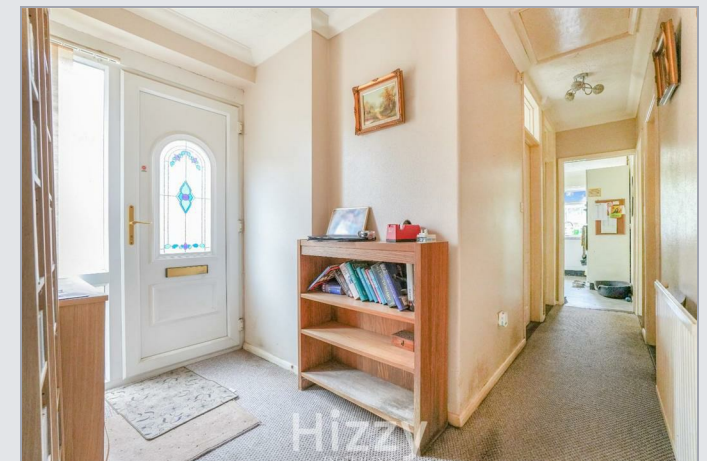
Occupying a desirable position within one of Hadleigh's established residential areas, this detached three-bedroom bungalow presents an excellent opportunity for buyers seeking a property they can modernise and personalise to their own tastes. Requiring updating throughout, the property offers well-proportioned accommodation and exciting potential to create a superb home in a sought-after location. The accommodation includes an entrance hall, a generous reception room, kitchen, three bedrooms and a bathroom. Offered to the market with no onward chain, bungalows in this location are always popular, and this property offers a rare opportunity to acquire a home with the scope to update and tailor entirely to your own style and requirements.

Outside

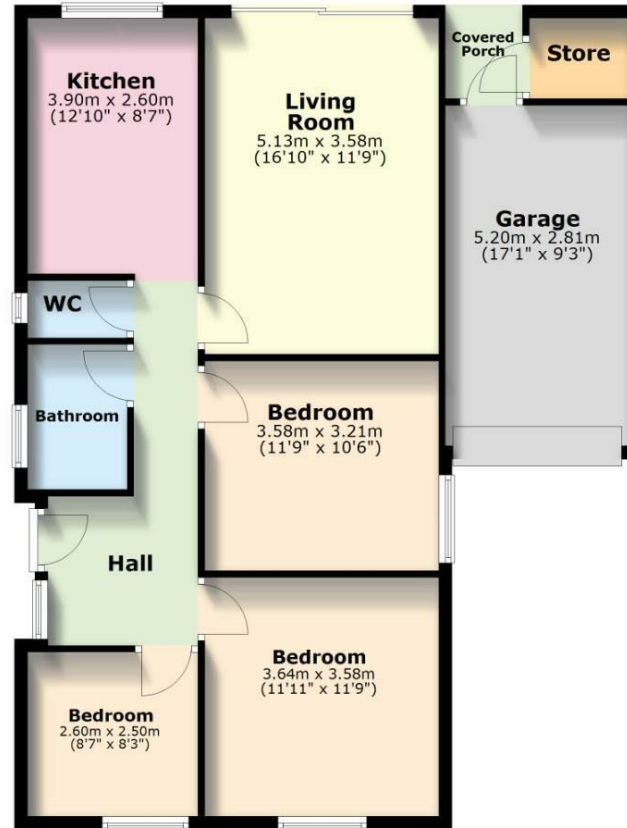
Outside, there is a driveway providing off-road parking, an attached garage and a level rear garden offering excellent space for gardening, relaxing or future landscaping projects.

Useful info

All mains services are connected with the heating being gas fired via radiators. Currently a band "D" 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 [///waddle.foster.differ](https://www.what3words.com/?w3=//waddle.foster.differ). Broadband download speed up to 1800 mbps and upload up to 1000mbps (Source Ofcom). Mobile Network, O2 and Three good outdoor and in-home, Vodafone good outdoor and variable in-home and EE good outdoor (Source Ofcom).



Ground Floor



Total area: approx. 94.8 sq. metres (1020.6 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			
101-91	A		
91-81	B		
81-65	C		
65-55	D		
55-45	E		
45-35	F		
35-15	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
101-91	A		
91-81	B		
81-65	C		
65-55	D		
55-45	E		
45-35	F		
35-15	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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