



**Grier & Partners**  
— LAND AND ESTATE AGENTS —

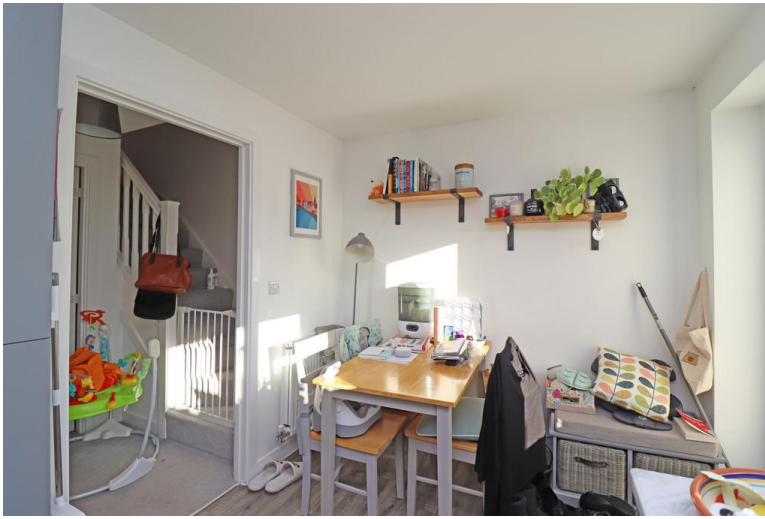
8 ORSON WALK, HADLEIGH, IPSWICH,  
SUFFOLK, IP7 6FQ  
ASKING PRICE OF £275,000





## INTRODUCTION

Built three years ago by Persimmon Homes the property benefits from the remainder of the NHBC warranty and has an EPC rating of B. Overall the property is approximately 936 sq ft. Heating is provided via a combination gas fired boiler in the kitchen serving the hot water and radiator heating system. Outside the property is set behind a "parkland-style" fence to the front with pedestrian access from the road over the greensward and there are two allocated parking spaces to the rear. We understand that there is an Annual Estate Fee of £160-00 for maintenance of communal areas.



## HADLEIGH

is a particularly well regarded small local market town situated next to the River Brett, with a wide range of facilities including good local shopping including Co-Op and Morrisons supermarkets, two butchers, public houses, restaurants, both junior and senior schools, doctors surgery, dental practice, parish church of St Mary's and other denominations. There is a public swimming pool and Sports Centre again within a few minutes walk, numerous voluntary organisations, clubs and associations.

## DIRECTIONS

From A1071 turn into Lady Lane and bare left past Starbucks onto Ellen Aldous Avenue. Follow the road and turn left onto Garman Way passing Painter Close on the left. Access to Orvis Walk is along a pedestrian walkway on the left hand side and access to the allocated parking area can be found between 17 and 19 Garman Way.

## AGENTS NOTE

1. We understand there is an Estate Fee of £160 per annum for maintenance of communal areas.
2. As vendor's agents, we are unable to give any guarantee as to the condition of any appliance included (where mentioned) in the property. The photographs are provided to show the internal and external appearance of the building and in no way should a buyer assume that any contents are to be included inside or out.

## SERVICES

Mains electricity, water, drainage and gas.

EPC rating - B

Council Tax Band - C

Local Authority - Babergh District Council - Tel 0300 123 4000





## ON THE GROUND FLOOR

### ENTRANCE LOBBY

4' 7" x 3' 8" (1.4m x 1.12m) A upvc front door leads into this useful space providing an area for coats hanging and shoe storage.

### LIVING ROOM

14' 11" x 11' 9 max" (4.55m x 3.58m) Window to the front, radiator and door to :

### INNER LOBBY

with stairs to first floor and door into :

### CLOAKROOM

4' 7" x 3' 7" (1.4m x 1.09m) White suite comprising pedestal wash hand basin and low level wc, radiator, extractor fan.

### KITCHEN/BREAKFAST ROOM

11' 9" x 7' 11" (3.58m x 2.41m) Window and patio doors to rear garden, range of fitted wall and base units, integrated fridge/freezer and washing machine, electric oven, ceramic hob, stainless steel sink unit, slimline dishwasher, radiator.



## ON THE FIRST FLOOR

### LANDING

Radiator.

### BEDROOM TWO

11' 10" x 10' 11 reducing to 8'9"" (3.61m x 3.33m) Double windows to the front overlooking the greensward, radiator.

### BEDROOM THREE

11' 9" x 6' 0" (3.58m x 1.83m) Window to rear, radiator.

### BATHROOM

7' 5" x 5' 7" (2.26m x 1.7m) White suite comprising low level wc, wash hand basin, panelled bath, laminate floor, part-tiled walls, extractor fan.





## ON THE SECOND FLOOR

### LANDING

With door into deep store/wardrobe cupboard.

### MASTER BEDROOM

17' 0 into window recess" x 8' 5" (5.18m x 2.57m) With dormer window to the front, sloping ceiling and built-in wardrobes, radiator, loft access.

### EN SUITE BATHROOM

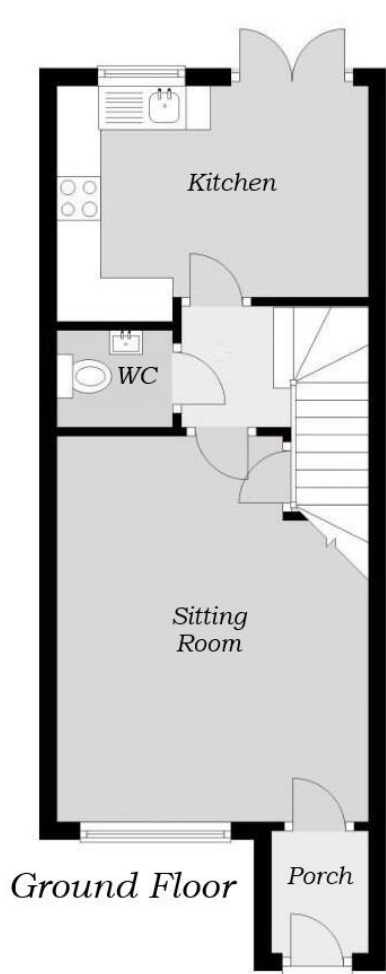
11' 0" x 4' 11" (3.35m x 1.5m) White suite comprising low level wc, wash hand basin, shower cubicle, part tiled walls, extractor.

### OUTSIDE

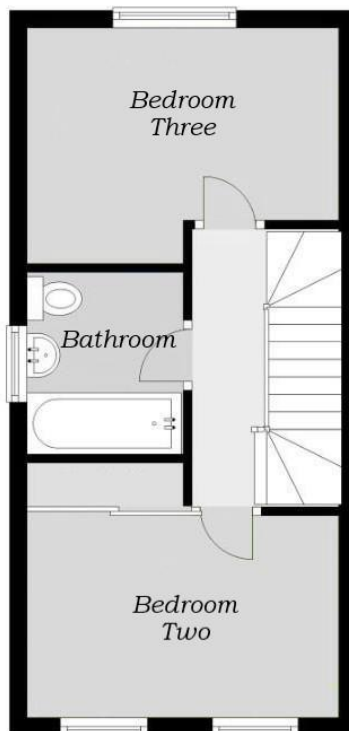
The property is approached via a pedestrian walkway over the greensward to the front where a pathway leads behind a "parkland" fence to the front door.

The rear garden is fenced to all sides and laid to lawn with a pathway to the rear gate which leads to the parking area. A pedestrian walkway also leads between the properties to the rear parking area where there are two allocated spaces. Vehicular access to the parking area is over a driveway between 17 and 19 Garman Way to two parking bays numbered 63.





*First Floor*



*Second Floor*



**Grier & Partners**  
— LAND AND ESTATE AGENTS —

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		