

## **Timperley Road, Hadleigh, Ipswich, Suffolk, IP7 6HE**

**Asking Price: £195,000**



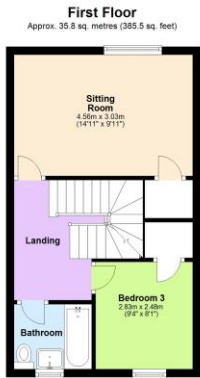
- No Onward Chain
- End Of Terrace House
- Set Over Three Floors
- Three Bedrooms
- Garage en Bloc
- Fully Enclosed Rear Garden

Situated in the sought after town of Hadleigh lies this spacious three bedroom end of terrace house with accommodation set over three floors. The property benefits from garage en bloc, fully enclosed rear garden, and double glazing, and is being sold with no onward chain. The accommodation comprises entrance hall, ground floor cloakroom, kitchen / breakfast room, large utility room, first floor landing, sitting room, one of the double bedrooms, family bathroom, and on the top floor are the remaining two double bedrooms.

Hadleigh is an ancient market town in South Suffolk situated next to the River Brett between the larger towns of Sudbury and Ipswich. The town has many amenities including shops, pubs, churches, schools, outdoor recreational facilities, equestrian centre, and paintball centre. Hadleigh is home to some 246 listed buildings and the Grade II listed Topplesfield Bridge, over the River Brett, is the oldest in the country still carrying vehicles. One of the oldest one-day agricultural shows in East Anglia is also held annually in Hadleigh.



Council Tax Band: B



Total area: approx. 107.4 sq. metres (1156.5 sq. feet)

Although every attempt has been made to ensure the accuracy of this floorplan 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.  
Plan produced using PlanUp.

**Disclaimer**

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	