





Bell Mews, Hadleigh, Ipswich, IP7 5AW

william h brown

welcome to

Bell Mews, Hadleigh, Ipswich

This well-presented, end-terraced home benefits from four bedrooms, a ground floor shower room, a 1st floor bathroom, a large lounge/diner, off street parking and NO ONWARD CHAIN!

Agents Notes:
*It is our understanding that the property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time frames for registration.

Entrance Hall
Marble effect tiled flooring, one radiator, an opening to the kitchen, stairs to the first floor and access to the garage.

Ground Floor Shower Room
Marble effect flooring, low level WC, vanity sink, partially tiled walls, double glazed window to the side, chrome heated towel rail and a shower with glass enclosure.

Lounge/Diner
Wood effect flooring, two radiators, two sets of French doors to the garden and TV point.

Kitchen
Marble effect tiled flooring, an opening to the hall, eye and base level units in cream with wood effect worktop surfaces, double glazed window to the front, a one and a half bowl sink plus drainer and chrome mixer tap, an integrated oven with hob and extractor hood, space for a fridge/freezer, washing machine and dishwasher.

First Floor Landing
Double glazed window to the side, carpet flooring and loft hatch.

Master Bedroom
Double glazed window to the rear, carpet flooring and one radiator.

Bedroom Two
Double glazed window to the front, carpet flooring and one radiator.

Bedroom Three
Double glazed window to the rear, carpet flooring, an airing cupboard and one radiator.

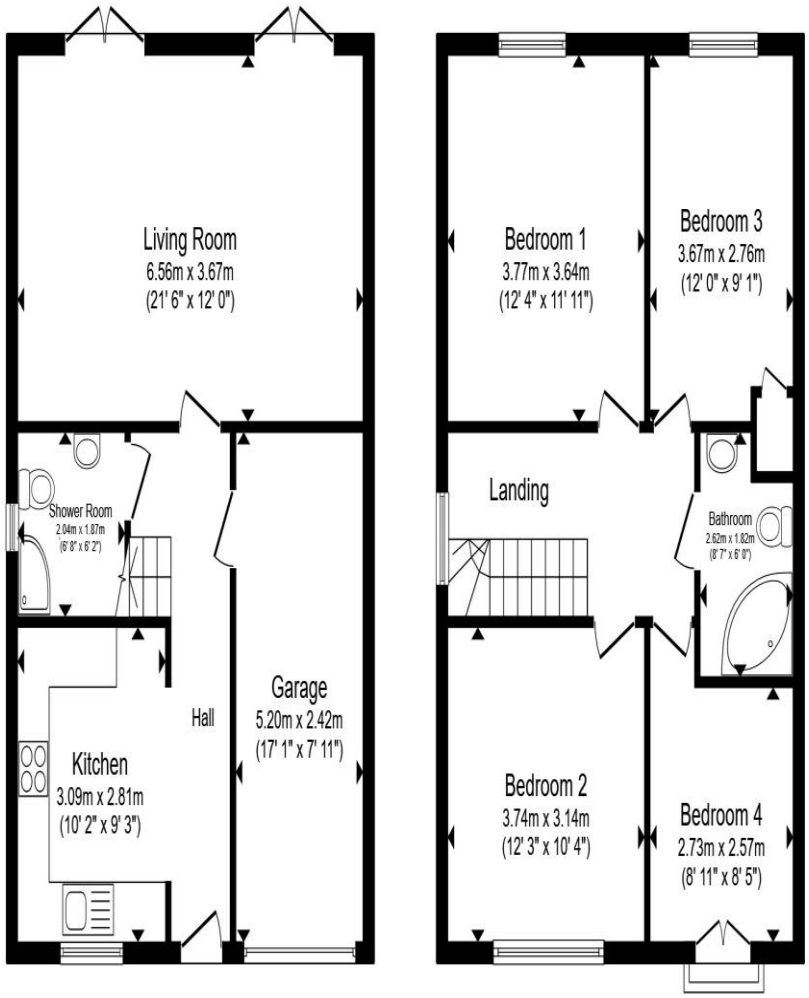
Bedroom Four
French doors to the Juliet balcony to the front, carpet flooring and one radiator.

Bathroom
Wood effect flooring, extractor fan, chrome heated towel rail, low level WC, wash hand basin, spotlights and a bath with seat, shower attachment and chrome mixer tap.

Outside:
Front Garden
A block paved driveway and a further a paved driveway, both providing off street parking, with access to the garage.

Rear Garden
Two paved patio seating areas, a summer house, a grassed area, fully enclosed border, a tree and flower beds.

Garage
An up and over door.



Ground Floor **First Floor**

Total floor area 116.4 m² (1,253 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Hadleigh, Ipswich

- No onward chain
- Four bedrooms
- Large lounge/diner
- Ground floor shower room &1st floor bathroom
- Off street parking

Tenure: Freehold EPC Rating: C
Council Tax Band: D



offers in excess of

£300,000

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The Property Ombudsman

Property Ref:
IPS121108 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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