

Bradfield Avenue, Hadleigh, Suffolk,
IP7 5EX
Asking Price £270,000

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- No Onward Chain
- Detached House
- Four Bedrooms
- Two Reception Rooms
- First Floor Bathroom
- Ground Floor Cloakroom
- Requires Updating
- Driveway & Garage to Front
- Front & Rear Gardens



This four-bedroom detached house is situated in a popular residential area of Hadleigh within walking distance of the high street and other local amenities. The property is being sold with no onward chain, requires updating and offers scope for improvement, and comes with driveway and garage to the front, front and rear gardens, gas central heating, and double-glazing. The accommodation comprises an entrance hall, ground floor cloakroom, living room, dining room which opens through to the kitchen, first floor landing, four bedrooms, and a family bathroom.

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.

Outside – Front: The property is set back from the road with a front garden, driveway in front of the detached garage, and path to the side leading to the rear garden.

Entrance Hall: Radiator, staircase rising to the first floor, and doors providing access to the cloakroom, living room and dining room.

Cloakroom: A two-piece suite comprising a low-level WC and hand wash basin, along with a double-glazed window to the side aspect.

Living Room: *15'7" x 10'1" (4.75m x 3.07m)* Double-glazed window to the rear aspect and a radiator.





Dining Room: *9'8" x 8'4" (2.95m x 2.54m)* Double-glazed door opening out to the side, a radiator, and opening through to:

Kitchen: *9'8" x 9' (2.95m x 2.74m)* Fitted with a range of matching eye and base level units and drawers, roll edge work surfaces, sink and drainer, tiled splashbacks, space for a cooker and washing machine, wall-mounted boiler, and a double-glazed window to the front aspect.

First Floor Landing: Cupboard housing the hot water tank, access to the loft, and doors leading to the bedrooms and bathroom.

Bedroom One: *13'5" x 8'5" (4.1m x 2.57m)* Double-glazed window to the rear aspect and a radiator.

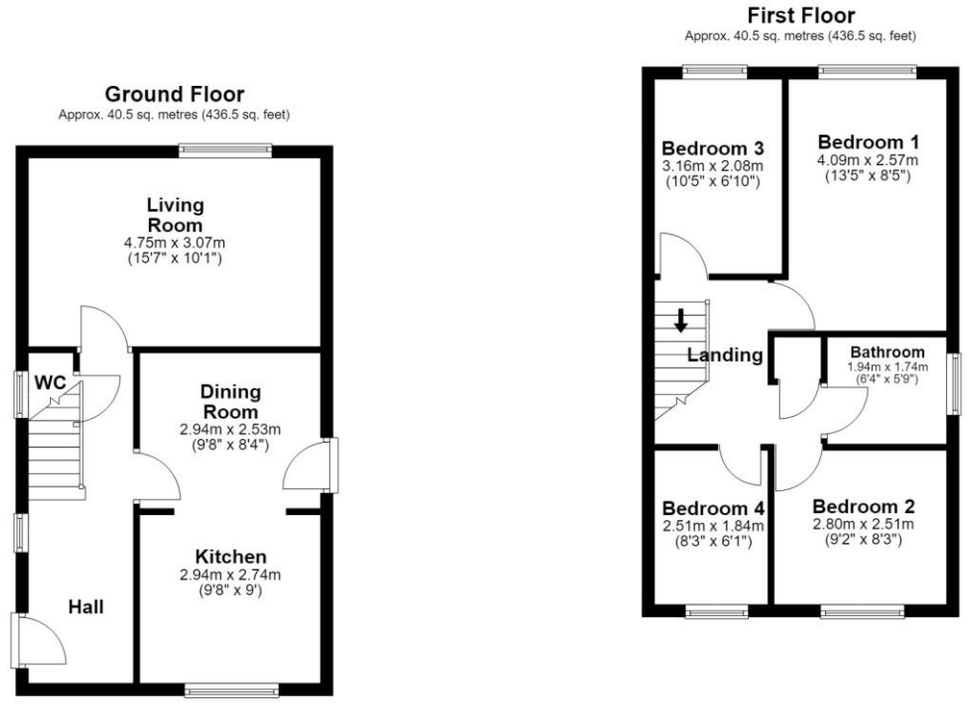
Bedroom Two: *9'2" x 8'3" (2.8m x 2.51m)* Double-glazed window to the front aspect and a radiator.

Bedroom Three: *10'5" x 6'10" (3.18m x 2.08m)* Double-glazed window to the rear aspect and a radiator.

Bedroom Four: *8'3" x 6'1" (2.51m x 1.85m)* Double-glazed window to the front aspect and a radiator.

Family Bathroom: *6'4" x 5'9" (1.93m x 1.75m)* A three-piece suite comprising a bath, low-level WC and hand wash basin, along with a radiator and double-glazed opaque window to the side aspect.

Outside – Rear: The garden is laid to lawn with well-stocked borders and is fully enclosed by fencing.



Total area: approx. 81.1 sq. metres (872.9 sq. feet)

Palmer and Partners would like to draw your attention to the following: I] these particulars do not constitute part of an offer or contract. II] These particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statement or fact. III] Nothing in these particulars shall be deemed a statement that the property is not in good condition or otherwise. We have not carried out a structural survey of the property and have not tested services, appliances and special fittings IV] measurements are generally taken by the use of a sonic measuring machine and will usually be the largest measurements of the room in question.


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Attributes

4 Bedrooms, 1 Bathroom, 2 Reception,
EPC Rating: To be confirmed
Council Tax Band: C





2 St Nicholas Street, Ipswich, Suffolk, IP1 1TJ
01473 211705
suffolk@palmerpartners.com

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