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# 125 Tayler Road, Hadleigh, IP7 5SN

## £320,000

- No Onward Chain Delay
- Generous Living Space
- Kitchen and Utility
- Recently Built Garden Room
- Parking to the Front
- Extended Detached home
- Four Reception Rooms
- Bathroom & WC
- Newly Installed boiler
- Requiring Some Further updating

### About the property

An extended three bedroom detached home offering plenty of downstairs living space along with no chain delay and being well positioned for access to local Schools, the High Street and leisure centre. It's fair to say that the property does require some updating internally however, it also offers a great opportunity for someone wanting plenty of living space and to really make it their own. The generous sized living space downstairs includes a living room, dining room, newly constructed garden room, games room/bedroom 4, utility room, WC and a kitchen. Upstairs there are three bedrooms and a family bathroom. We understand that a new gas boiler has recently been installed.

### Outside

To the front there is parking for two cars and gate access to the side and rear. The garden is mainly lawned with fence surround.

### Useful info

All mains services are connected with the heating being gas fired via radiators (not tested by the agents). 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 [///stared.bends.incurs](#). Broadband Download Speed up to 76 mbps and upload speed 18mbps. Mobile Network indoor coverage likely on O2 and limited on EE, Vodafone and Three. Outdoor coverage likely on all four networks (Source Ofcom).





# Floor Plan



# EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>63</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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