



Hizzy
ESTATE AGENTS

16 New Cut, Hadleigh, IP7 5DA

£240,000

- 2 Bedrooms
- Living Room
- Gas Fired Central Heating
- Garage En Bloc
- Kitchen/Breakfast Room
- First Floor Bathroom
- Double Glazing
- Driveway Providing Off Road Parking

About the property

A two bedroom end terrace home presented in fantastic order throughout, having been improved by the current residents during their ownership. On the ground floor there is a modest entrance hall which opens into the kitchen/breakfast room & provides access to the first floor. The kitchen/breakfast room has ample space for both under counter fridge & freezer, as well as space for a washing machine. There is a built in oven & grill with 4 ring hob above & extractor hood. The boiler is discreetly positioned within one of the eye level units. There is access from here to the light & bright living room which overlooks the rear garden & patio. On the first floor there are two bedrooms, as well as a smartly presented bathroom (with airing cupboard). The loft has a handy drop down ladder, lighting & is partly boarded.

Outside

There is a driveway providing off road parking for 2 cars at the front of the property. The garage is en bloc; located behind the house which is easily accessible. The south/westerly facing rear garden is enclosed by timber fencing & has private pedestrian access at the rear. It is laid primarily to lawn, flanked by well stocked flower & shrub borders. A raised patio area is located directly to the rear of the house & there is a timber shed at the far end of the garden with power connected.

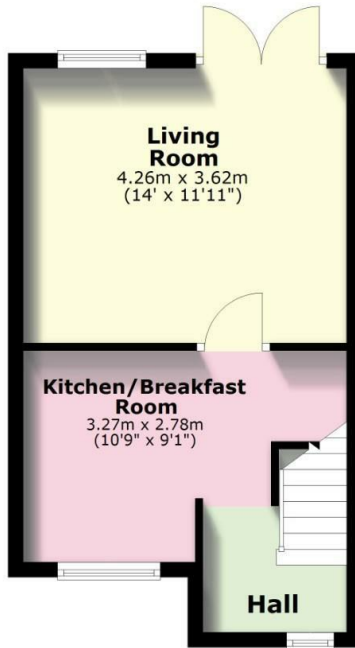
Useful info

All mains services are connected to the property, The heating is gas fired via radiators (not tested by the agents). Band "B" 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 [///modifies.native.score](#) Broadband download and upload speed up to 1000mbps (Source Ofcom). Mobile coverage is good outdoor & variable in-home with EE, O2 & Vodafone and good outdoor with Three (Source Ofcom).

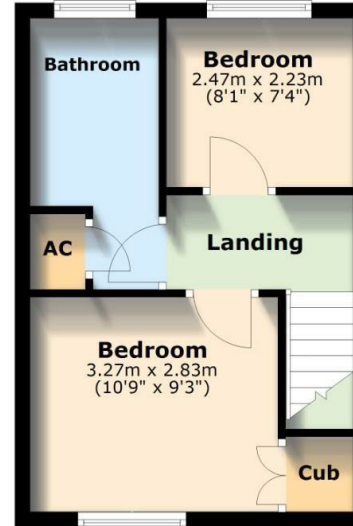




Ground Floor



First Floor



Total area: approx. 57.1 sq. metres (615.0 sq. feet)

The Floorplan is intended as a guide only and all measurement are approximate and not to scale.
Plan produced using PlanUp.

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		68	77
England & Wales	EU Directive 2002/91/EC		

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

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