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Gable End Upper Street, Layham, IP7 5JZ
Guide price £240,000

About the property

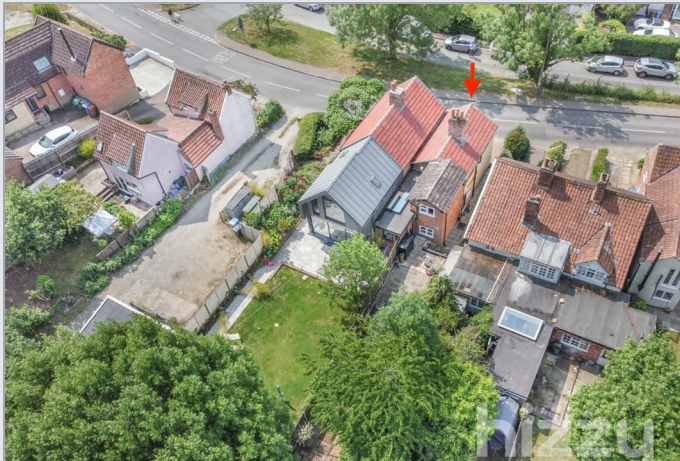
****Guide Price £240,000 to £245,000**** An impressive two bedroom extended semi detached cottage located in the village of Layham just a few miles from the market town of Hadleigh. The property offers a pleasant secluded rear garden in excess of 80ft and a small paved area to the front with potential to park a small car. Inside the cottage offers very well presented living space to include a living room with a fireplace and wood burner, dining room with tiled floor and a fitted kitchen with built in oven and hob. Upstairs there is a generous sized landing, a white shower room with a large walk in shower and two double bedroom, one to the front with pleasant views and the other double to the rear.

Outside

To the front there is a small paved parking area which the owners use to park their motorbikes, however there is the potential to park a small car. Side path access leads to the rear. There are a few steps which lead up to the garden area which is flat and around 80ft in length. It is neatly presented and secluded with various shingle and paved areas, a pergola and garden shed. There are also two outside electric points.

Useful info

All mains services are connected except for gas with the heating being oil fired via radiators (not tested by the agents). There is a water softener in the dining room. Currently a 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 [///dreamers.nibbled.crawling](#). Broadband Download Speed up to 49 mbps and upload speed 8 mbps (Source Ofcom). Mobile Network indoor coverage likely on O2 and limited on EE and Vodafone, no service on Three. Outdoor coverage likely on all four networks (Source Ofcom).





- Well Presented Semi-Detached Cottage
- 80ft Secluded Rear Garden
- Fitted Kitchen to the Rear

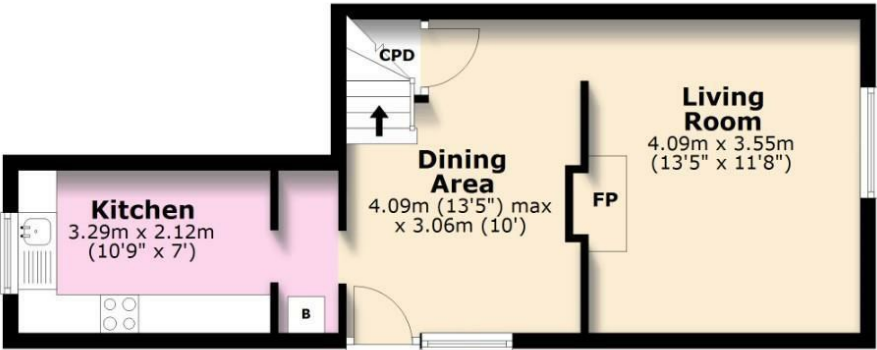
- Two First Floor Double Bedrooms
- Living Room with Wood Burner
- Recently Redecorated

- Upstairs Shower Room
- Dining Room with Tiled Floor
- Potential to Park a Small Car

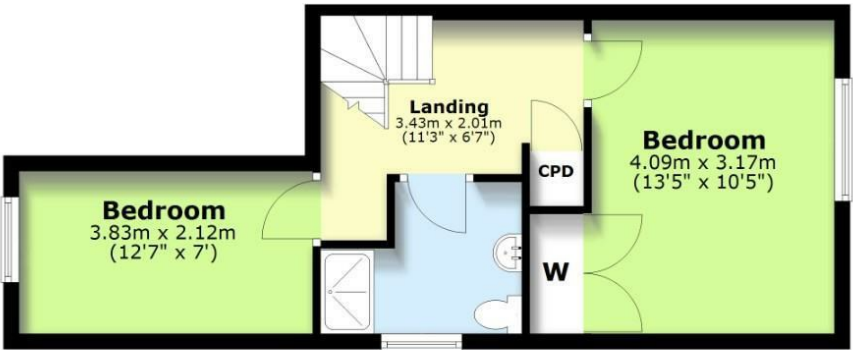




Ground Floor

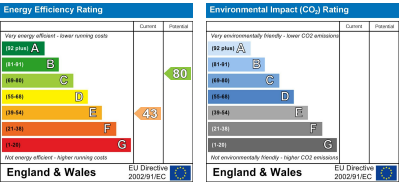


First Floor



Total area: approx. 72.3 sq. metres (777.8 sq. feet)
The Floorplan is intended as a guide only and all measurement are approximate and not to scale.
Plan produced using PlanIt.

EPC



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