



www.hizzyproperty.co.uk



nizzu
property

13 Aylward Close, Hadleigh, IP7 5SE

£230,000

About the property

A 1/2 bedroom end of terrace property offered for sale with the most wonderful garden that really has to be seen to be appreciated. The secluded garden backs onto the "Old railway walk" which makes for a lovely backdrop and is part of this years "Hadleigh Hidden Gardens". The property which would benefit from some cosmetic updating inside and does also offer potential to extend subject to obtaining planning consent includes a downstairs wet room, fitted kitchen, front to back living room with double doors onto the decking, second reception/occasional bedroom and a modest lean-to conservatory. Upstairs, there is a landing with built in storage and a double bedroom with views over the garden along with a small en suite WC and wash basin which is currently not operational, however some other properties in the area have made use of the space to create an en suite.

Outside

A wonderful and generous sized garden with a beautiful selection of plants, trees, shrubs and lawn. There is also a timber decking area and a driveway to the side which leads to the garage.

Useful info

All mains services are connected with the heating being gas fired via radiators (not tested by the agents). 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 ///stoppage.makeup.undivided. Broadband Download Speed up to 74 mbps and upload speed 20 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).

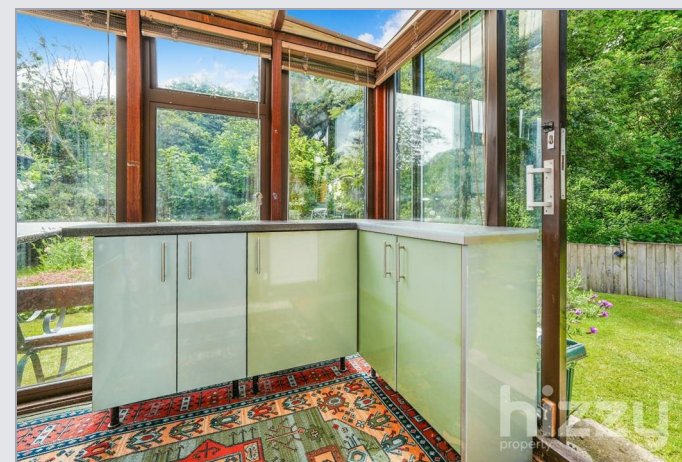




- Offered with No Chain Delay
- Potential to Extend (STPP)
- Downstairs Wet Room

- Wonderful Rear Garden That Must be Seen!
- 1/2 Bedrooms
- Generous Sized Living Room

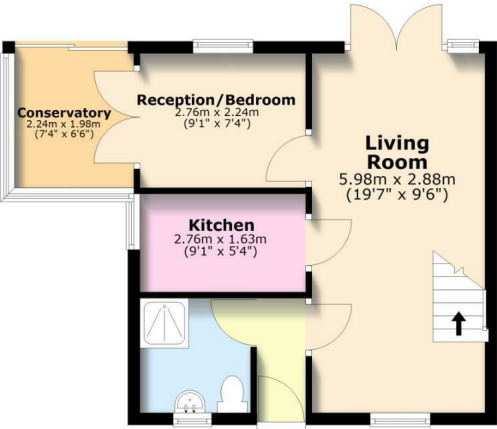
- Garage and Driveway Parking
- Modern Fitted Kitchen & Small Conservatory
- Some Cosmetic Updating Required





bizzzy
property

Ground Floor



First Floor



Total area: approx. 60.8 sq. metres (654.6 sq. feet)
The Floorplan is intended as a guide only and all measurement are approximate and not to scale.
Plan produced using PlanUp.

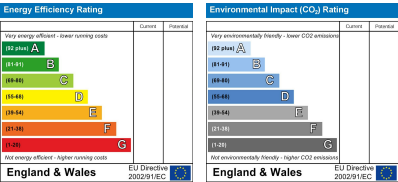
THEY LOVE

The bustling row of coffee shops and eateries on your doorstep

WE LOVE

A stylish rear extension designed by Moon architects, perfect for parties

EPC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



01473 875101
hello@hizzyproperty.co.uk