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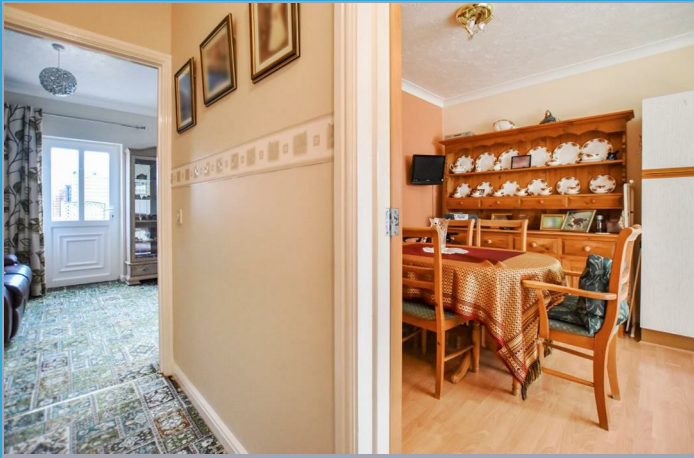
## 27 Duke Street, Hadleigh, IP7 5DP

- Walking distance to the High Street
- Close to the doctors surgery
- Kitchen/dining room
- First floor shower room & downstairs WC
- 3 first floor bedrooms
- Open countryside on your doorstep
- Living room leading onto the garden
- No onward chain

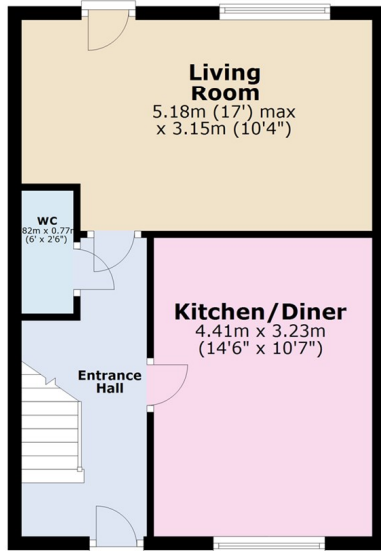
A well maintained 3 bedroom home ideally situated within striking distance of Hadleigh High Street, the doctors surgery and an abundance of amenities. The property would ideally suit someone who wants to live in the heart of this popular town as well as having easy access to country walks. The accommodation provides good size rooms with a kitchen/diner, ground floor WC and living room on the ground floor. There are 2 double and one single bedroom on the first floor, as well as a smartly presented shower room. The central heating is gas fired, there is double glazing throughout and a low maintenance garden can be found to the rear as well as an allocated off road parking space. The house is currently vacant and the sale is offered with NO CHAIN.

The rear garden is enclosed by timber fencing and brick garden wall. It is laid primarily to patio which is of easy maintenance and there is a good size timber storage shed that provides a handy storage solution. There is one allocated off road parking space behind the property also.

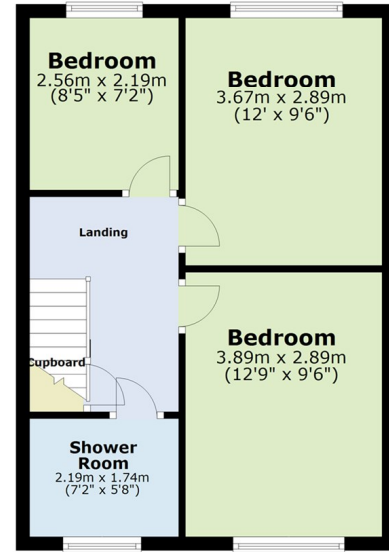




## Ground Floor



## First Floor



Total area: approx. 79.4 sq. metres (854.5 sq. feet)

The floor plan is intended as a guide only.  
Plan produced using PlanUp.

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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 energy efficient - higher running costs			
<b>England &amp; Wales</b>	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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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