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14 Stockton Close, Hadleigh, IP7 5SH

£229,995

- No Chain Delay
- Secluded Flat Rear Garden
- One Double Bedroom
- Generous sized Living Room
- Immaculate Semi-Detached Home
- Block Paved Off Road Parking for Several Vehicles
- Modern Fitted Shower Room
- Fitted Kitchen/Dining Room

About the property

NO CHAIN DELAY - A nicely presented one bedroom semi-detached home discreetly positioned with a pleasant garden and off road parking.

The light and airy accommodation includes a hall, a modern fitted shower room with WC and vanity wash basin, a generous sized living room which runs from front to back with double doors that lead out into the garden and a door into the fitted kitchen/dining room which comprises a good range of modern fitted base and wall units with integrated ceramic hob and eye level fitted oven along with space for a table and chairs. Upstairs there is a small landing with a built in storage cupboard and access in to the bedroom which is double in size and includes twin aspect windows and built in storage.

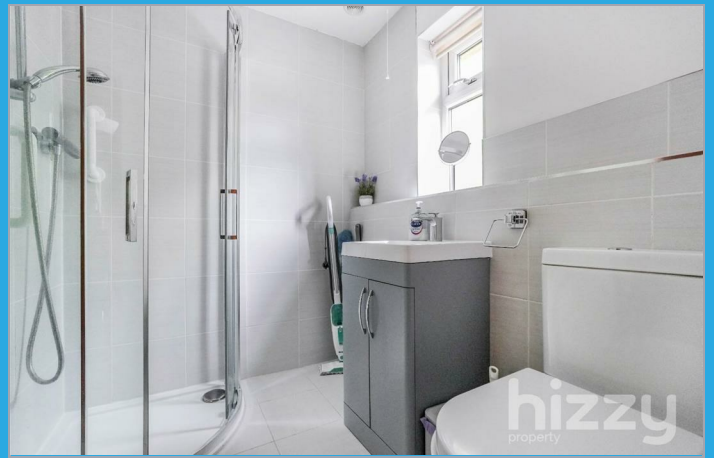
Outside

The property has a pretty enclosed and flat rear garden which includes a neat lawn area with two paved terraces, planted borders and a garden shed. There is also side access around to the front which has a generous sized block paved parking area with space a a few vehicles.

Useful info

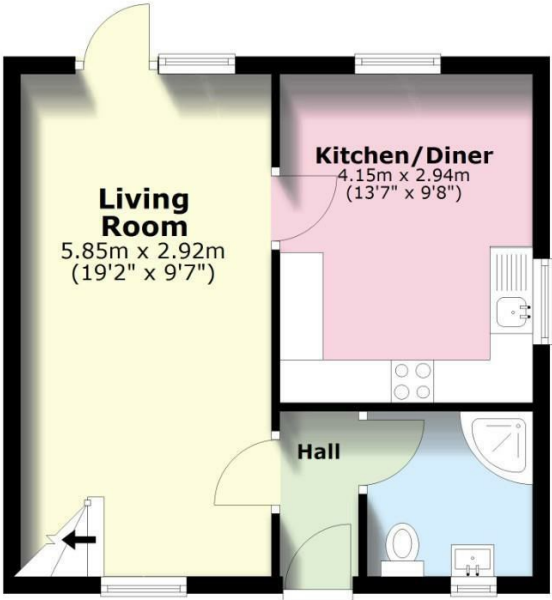
All mains services are connected with the heating being gas fired via radiators (not tested by the agents). Currently a band "B" council tax rating with the local authority being Babergh and Mid Suffolk District Councils, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX. The What3words location is [///collapsed.dwell.cabinet](#). Broadband downloaod and upload speed up to 1000 mbps (Source Ofcom). Mobile Network coverage, O2 good outdoors and variable indoors, EE good outdoors, Three good outdoors and Vodafone good outdoors (Source Ofcom).



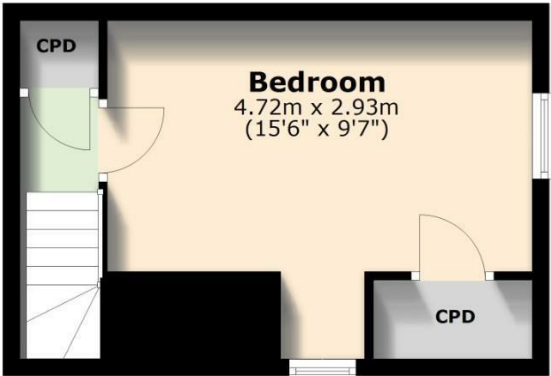


Floor Plan

Ground Floor



First Floor



Total area: approx. 57.8 sq. metres (622.0 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		
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		

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.



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