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94 Clopton Gardens, Hadleigh, IP7 5JQ

£239,995

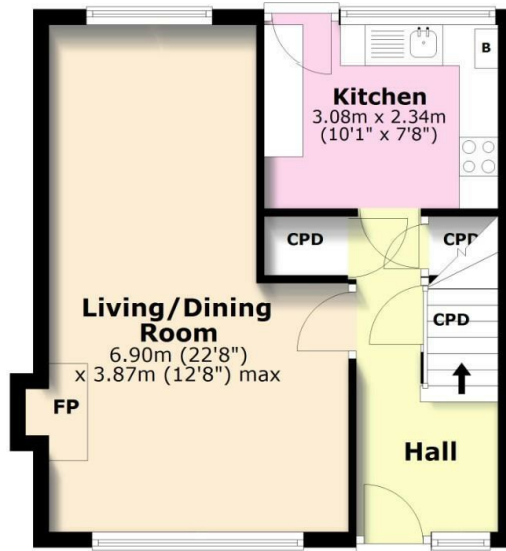
- Offered with No Chain Delay
- Popular Location in the Town
- Well Presented Living Space
- Potential to Improve & Extend STPP
- Living/Dining Room
- Three First Floor Bedrooms
- Close to Schools and the High Street
- Pleasant Rear Garden with Paved Patio
- Garage to the Rear
- Fitted Kitchen to the Rear

Offered with No Chain Delay | Three Bedrooms | Garage to the Rear | Overlooking a Greensward | Close to Local Schools | Easy Access to the High Street | Potential to Improve and Extend STPP | Well Presented Living Space | First Floor Bathroom | Generous Sized living/Dining Room | Fitted Kitchen

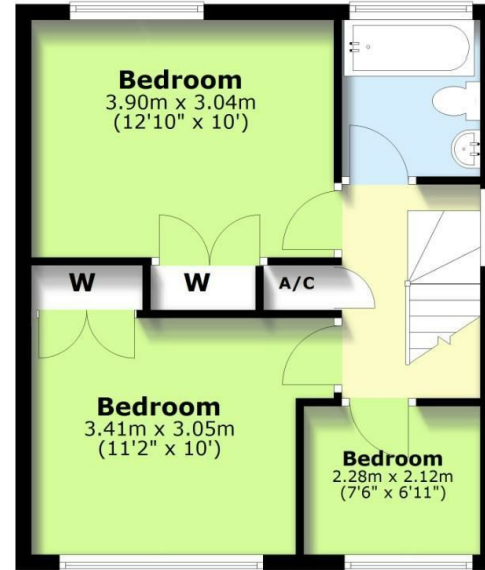




Ground Floor



First Floor



Total area: approx. 77.5 sq. metres (834.4 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			79
(81-91) B			
(69-80) C			
(55-68) D		66	
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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