



Hizzy
ESTATE AGENTS

41 Cottesford Close, Hadleigh, IP7 5JA

Offers over £230,000

- Detached 3-bedroom home with huge potential
- Scope to modernise or reconfigure the interior
- Ground floor: hallway, living room and kitchen/diner
- Side access to tiered rear garden with excellent views
- No onward chain
- Full refurbishment opportunity
- Upstairs: three bedrooms and bathroom
- Driveway sloping down to the garage
- Garden offers scope for landscaping

About the property

A fantastic chance to secure a detached property in Hadleigh at a price that reflects the full refurbishment required. This 3-bedroom home offers excellent scope and potential to update, reconfigure and style to your own taste. The first floor provides three bedrooms and a bathroom, with a hallway, living room and kitchen/diner on the ground floor. The property has oil heating.

Outside

The property benefits from right of access over a neighbouring driveway, with the property's own driveway sloping down to the garage. Side access provides entry to the rear garden, which enjoys excellent views over the rooftops. The tiered garden, offering scope for landscaping, features a paved terrace with steps down to the main lawned area and the potential to create an attractive terraced garden.

Useful info

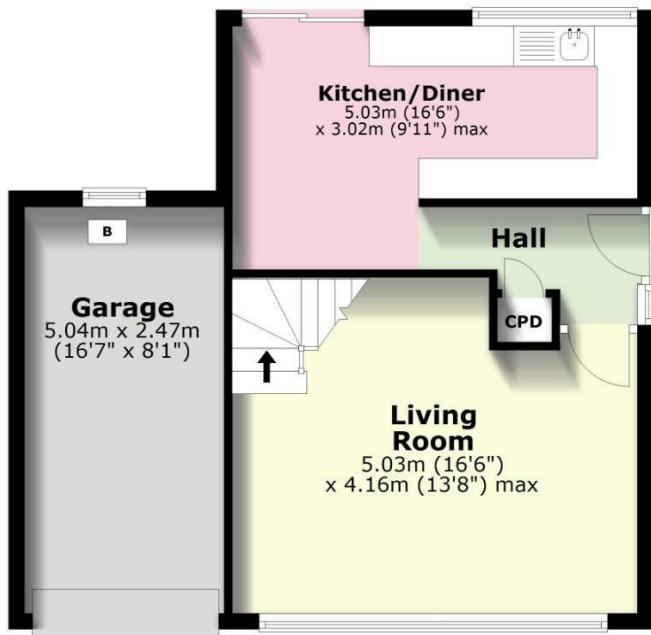
The property has mains water, electricity and drainage connected. The heating is oil fired. The council tax band is C with the local authority being Babergh District Council. Endeavour House, 8 Russell Road, Ipswich, IP1 2BX. The What3words location is ///fresh.entitles.triads. Broadband download speed up to 64Mbps and upload speed up to 16mbps. Mobile coverage on EE and O2 is good outdoor and variable in the home. Vodafone and Three are good outdoors. No services have been tested by the agents.



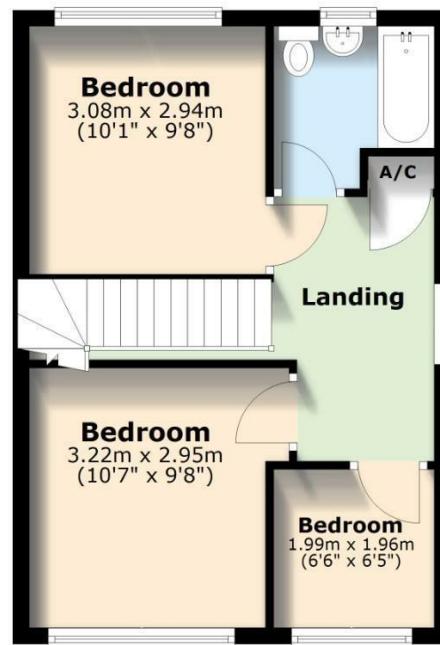


Floor Plans

Ground Floor



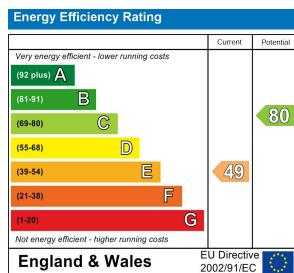
First Floor



Total area: approx. 87.1 sq. metres (937.7 sq. feet)

The Floorplan is intended as a guide only and all measurement are approximate and not to scale.
Plan produced using PlanUp.

EPC



01473 875101 |
hello@hizzyproperty.co.uk
www.hizzyproperty.co.uk

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.