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# 40 Wilson Road, Hadleigh, IP7 5RZ

£250,000

## About the property

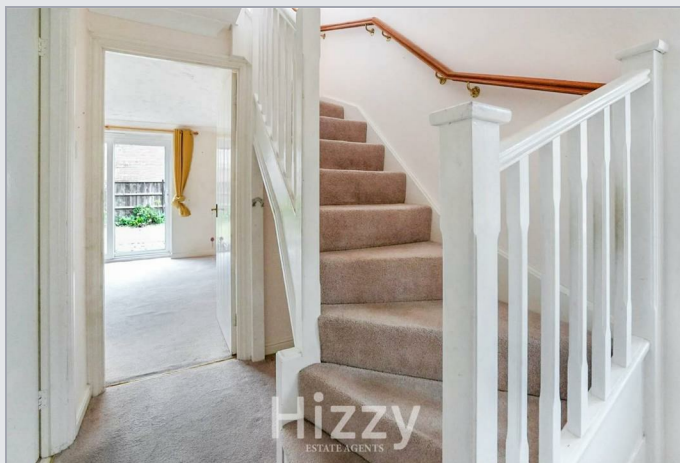
Offered with no onward chain and tucked away at the end of a cul-de-sac in a popular part of town, this three bedroom end-terraced modern home presents a fantastic opportunity for buyers looking to update and personalise. Ideally located within close distance to the High Street and local walks, including the Old Railway Walk, the property offers well-proportioned accommodation comprising an entrance hall, kitchen/breakfast room, living room with doors opening onto the garden, and a ground floor WC. Upstairs, there are three bedrooms, with the principal bedroom benefiting from an en suite shower room. The remaining two bedrooms are singles, with bedroom two offering potential to accommodate a small double, alongside a family bathroom. The property requires modernisation but offers excellent scope to create a home tailored to your own taste.

## Outside

Outside, there is side gate access into the rear garden, which is mainly laid to lawn with shrub borders and a paved patio terrace, providing a pleasant space for outdoor seating. To the rear, there is a garage, being the middle one of a block of three.

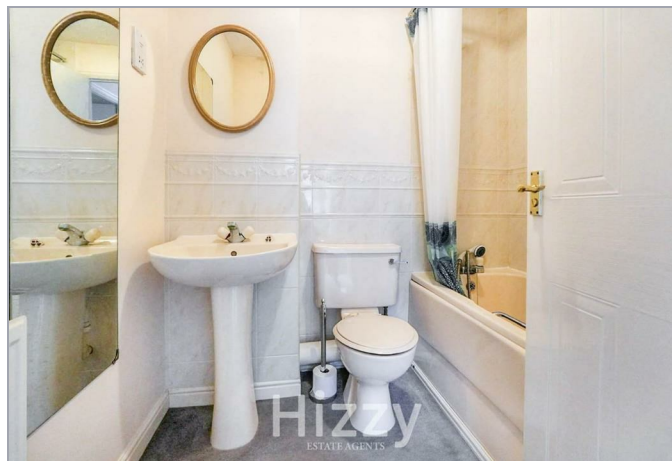
## Useful info

All mains services are connected with the heating being gas fired via radiators (not tested by the agents). Currently a band "C" 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 ///breeze.underway.forensic. Broadband download and upload speed up to 1000mbps (source Ofcom). Mobile Network EE, O2 and Vodafone good outdoor and variable in home and Three good outdoor (Source Ofcom). Please Note that no services have been tested by the agents.





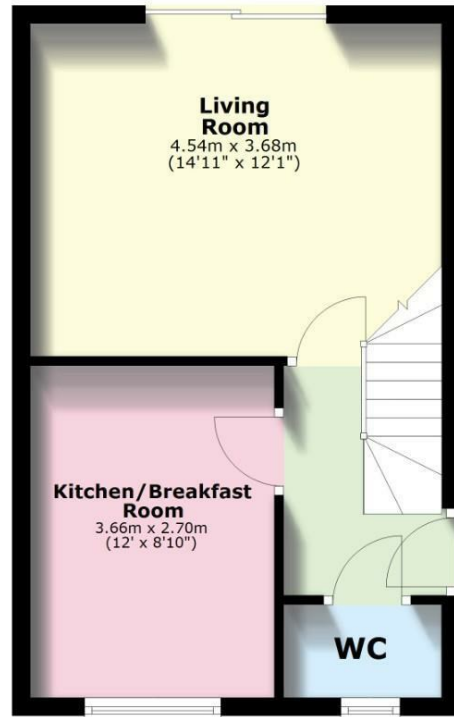
- Three bedroom end-terraced modern home
- Offered with no onward chain
- Flat rear garden with patio and lawn, side access
- Requires modernisation with excellent potential
- Principal bedroom with en suite shower room
- Kitchen/breakfast room and ground floor WC
- Close distance to High Street and local walks
- Rear garage (middle of block of three)
- Living room with doors onto the garden



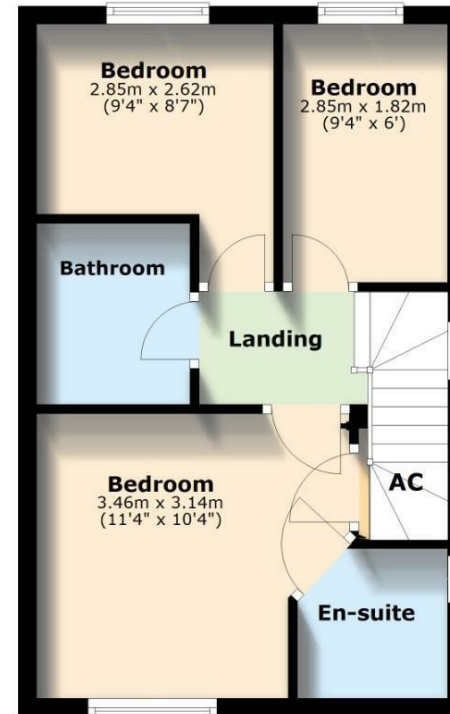


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Ground Floor



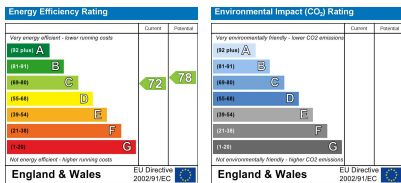
First Floor



Total area: approx. 67.5 sq. metres (726.2 sq. feet)

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

EPC



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