



# 22 BRADFIELD AVENUE

Hadleigh | Suffolk



Chapman Stickels

# 22 BRADFIELD AVENUE HADLEIGH, SUFFOLK IP7 5EX

A THREE BEDROOM SEMI-DETACHED HOUSE CLOSE TO THE TOWN CENTRE WITH GARDEN AND GARAGE

Ipswich – 9 miles

Manningtree – 10 miles

Colchester – 15 miles



- Entrance hall • Sitting room • Dining room • Kitchen • Cloakroom •
- Three bedrooms • Family bathroom • Garden •
- Off-road parking • Garage • Outbuilding / workshop •





## Property

NO ONWARD CHAIN – 22 Bradfield Avenue is a three-bedroom semi-detached home believed to have been built circa 1947.

The ground floor accommodation is set around an entrance hall and comprises two reception rooms with the sitting room benefitting from a log burner with tiled hearth and attractive carved wooden surround, a cloakroom and a kitchen which offers various base and eye level units and includes an integrated 5 ring gas hob / electric oven.

On the first floor, a landing provides access to three good sized bedrooms and a family bathroom. Internally, the house does require modernisation and offers potential to extend subject to the correct planning permission.

Outside to the front lies an area of lawn enclosed by a natural hedge row, with a gate leading firstly to a courtyard with decking which extends out to the main garden to the rear, which is of a generous size and is divided into two parts by a double garage - this was a later addition in 2009. The property benefits from a further outbuilding / workshop and a garden shed.

## Location

Hadleigh is a very popular historic market town situated about 9 miles west from Ipswich. The bustling town centre offers a wide range of local amenities including restaurants, pubs, sports facilities and a wide selection of shops, as well as both Junior and Senior schools.

## Services

We understand all main services are connected.

Local Authority and Council Tax Band  
Babergh with Mid Suffolk District Council  
Band B (2026)

## EPC Rating

Current E (54). Potential C (79).

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## Approximate Floor Area

Main House - 946 sq. ft / 87.91 sq. m

Garage - 344 sq. ft / 31.94 sq. m

Outbuilding - 47 sq. ft / 4.40 sq. m

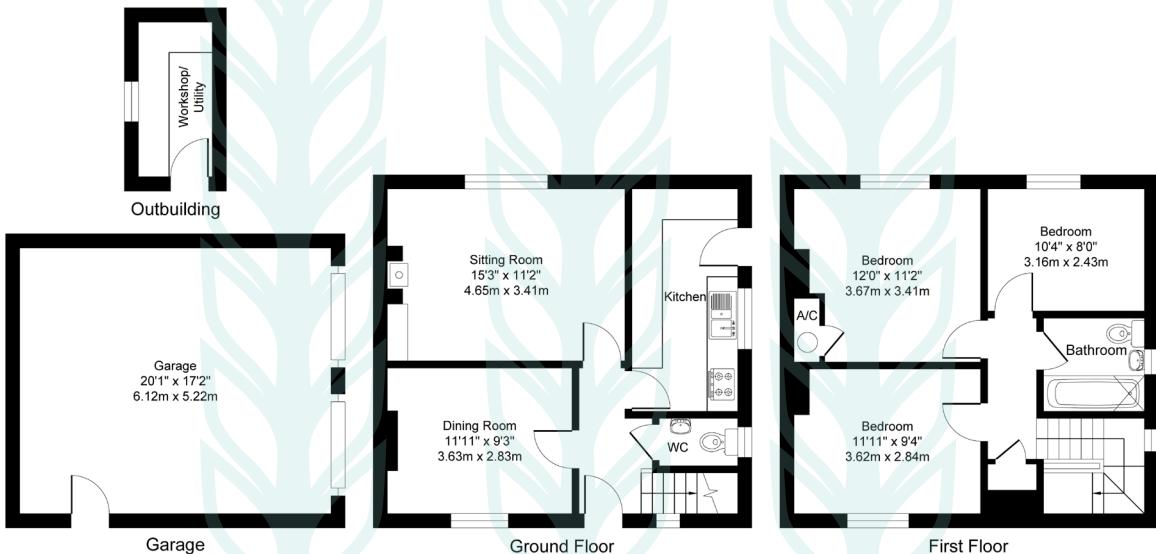


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