



35 New Cut, Hadleigh
Ipswich

Guide Price £220,000

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Hadleigh, Ipswich

A three bedroom Victorian cottage with kitchen/dining room, sitting room with open fireplace and ground floor bathroom, together with off road parking and a 60ft rear garden. All located on this popular road, not far from the centre of town.

As you enter the property, there is a sitting room with a sliding sash window to the front, open hearth fireplace with timber surround, built-in storage cupboard and door to the kitchen/dining room, which has a sliding sash window to the rear overlooking the garden and a door to a rear hallway. The kitchen itself comprises a stainless steel sink unit inset into a range of work surfaces with cupboards and drawers below, matching wall mounted cupboards, space for cooker, space and plumbing for washing machine, part tiled walls and stripped pine flooring. The rear hallway has a door leading out to the rear garden, wall mounted gas fired combination boiler, storage cupboard and door to the bathroom, which has a window to the side and a white suite comprising a low level wc, pedestal wash basin and a panelled bath with shower attachment over.

On the first floor, there is a landing with doors to the bedrooms. Bedroom 1 has a sliding sash window to the rear overlooking the garden, storage cupboard, access to the roof space and stripped pine flooring. Bedroom 2 has a sliding sash window the front, cast iron feature fireplace with a timber surround and a built-in storage cupboard.



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Bedroom 3 is quite small, has a window to the front and would be ideal for a home office or nursery.

Outside, to the front, there is a block paved driveway providing off road parking for one vehicle. The rear garden is accessed via a pedestrian footpath to the right-hand side and is laid mainly to lawn with two patio seating, some mature shrub borders and a footpath to the right-hand side, which also leads to a right of way for the neighbouring property. All bounded by a mixture of panelled and close boarded fencing.

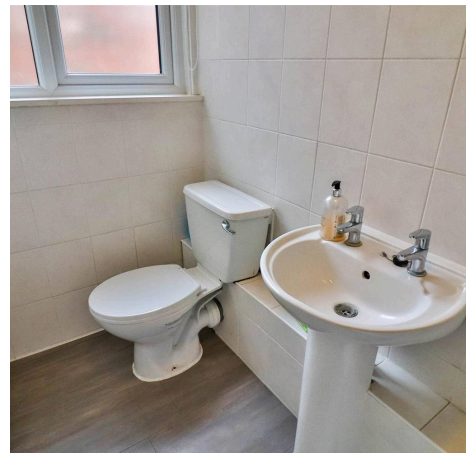
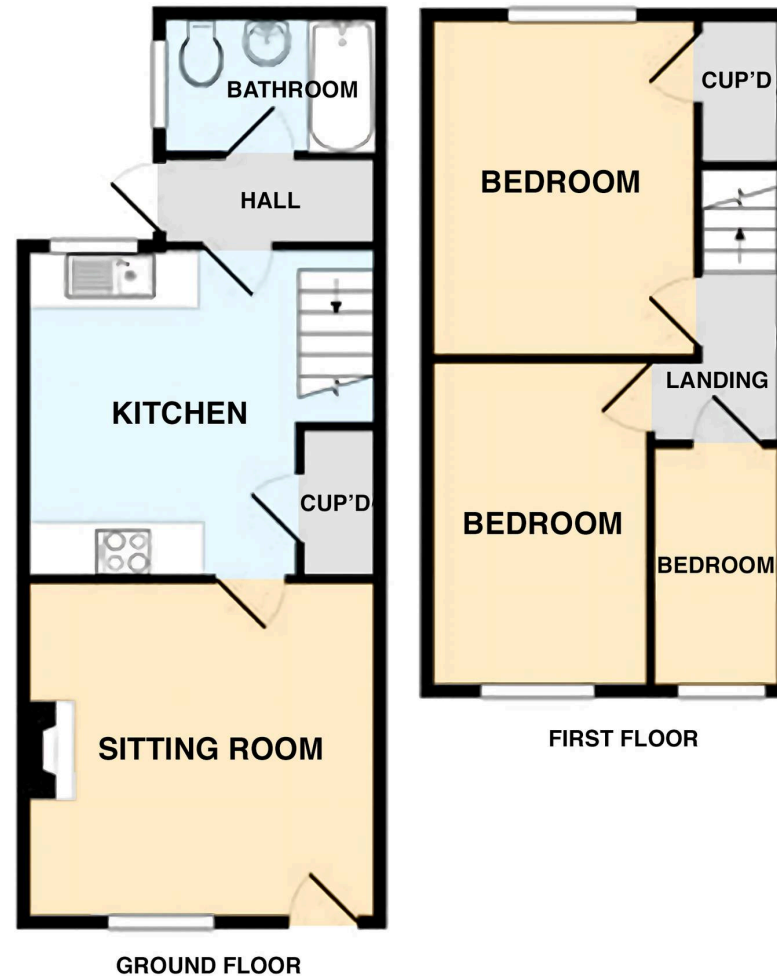
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Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



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Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



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