3 Lady Lane, Hadleigh

Ipswich, IP7 6AF

Guide Price £285,000

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Hadleigh, Ipswich

A beautifully presented three bedroom terraced house of Victorian origin, with kitchen/dining room, sitting room and ground floor bathroom, together with a generous rear garden and parking available on the street.

As you enter the property, there is a hallway with a staircase rising to the first floor and a door to the sitting room, which has a window to the front, door to the kitchen/dining room and a large storage cupboard. The kitchen/dining room has a window to the rear, opening to the inner hallway and comprises a contemporary sink unit inset into a range of solid wood work surfaces with cupboards and drawers below, matching wall mounted cupboards, integrated oven with four burner gas hob and extractor above, space for fridge/freezer and space and plumbing for washing machine. The inner hallway has a window to the side, door leading out to the rear garden, cupboard housing the gas fired boiler and a door to the bathroom, which has two windows to the rear and a white suite comprising a low level wc, wall mounted wash basin with storage drawer below and a panelled bath with rainfall shower over.

On the first floor, there is a small landing with doors to the bedrooms. Bedroom 1 has two windows to the front and bedrooms 2 and 3 have windows to the rear overlooking the garden.

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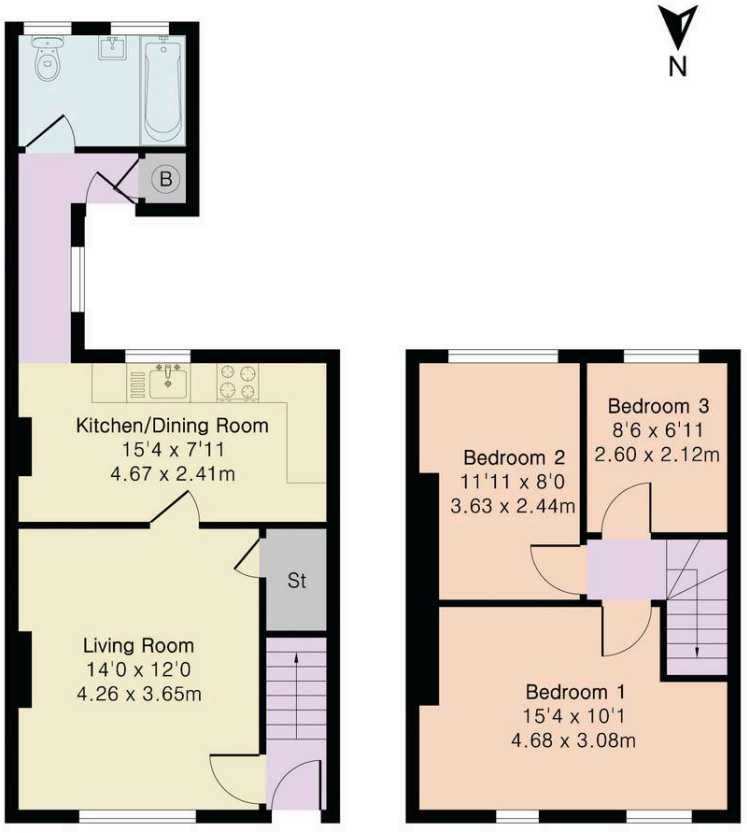
Outside, to the front, there is a small low maintenance garden, laid to slate chippings with a pathway leading to the front door and bounded by low red brick walling. Immediately to the rear, there is a decked seating area, which leads to a large area of lawn with a mature tree, shrub borders, a patio seating area and a garden shed. All bounded by a mixture of fencing and hedging.
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

Approximate Gross Internal Area 771 sq ft - 72 sq m
Ground Floor Area 431 sq ft – 40 sq m
First Floor Area 340 sq ft – 32 sq m



Ground Floor First Floor

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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.

The Property Ombudsman

62 High Street, Hadleigh, Ipswich, Suffolk, IP7 5EF

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