



8 Lambert Close, Hadleigh

Ipswich, IP7 6JH

Guide Price £210,000

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Hadleigh, Ipswich

A well presented two double bedroom terraced house with sitting/dining room, kitchen, ground floor cloakroom and recently fitted first floor bathroom, together with a garden to the rear with a summerhouse and off road parking for one vehicle. All located within this popular residential development, not far from the centre of town. As you enter the property, there is a hallway with a staircase rising to the first floor, storage cupboard and doors to the kitchen, cloakroom and sitting/dining room, which has French doors overlooking and leading out to the rear garden. The kitchen has a window to the front and comprises a stainless steel sink unit inset into a range of work surfaces with cupboards and drawers below, matching wall mounted cupboards, gas cooker with four burner hob, space and plumbing for washing machine, space for an upright fridge/freezer and a wall mounted gas fired combination boiler. There is also a cloakroom on the ground floor with a window to the front and a white suite comprising a low level wc and corner mounted wash basin.

On the first floor, there is a landing with doors to the bedrooms and bathroom, access to the roof space and an airing cupboard. Bedroom 1 has a window to the rear overlooking the garden and bedroom 2 has twin windows to the front and a built-in wardrobe. The bathroom has been recently fitted and has a white suite comprising a low level wc, pedestal wash basin, panelled bath and a heated towel rail.



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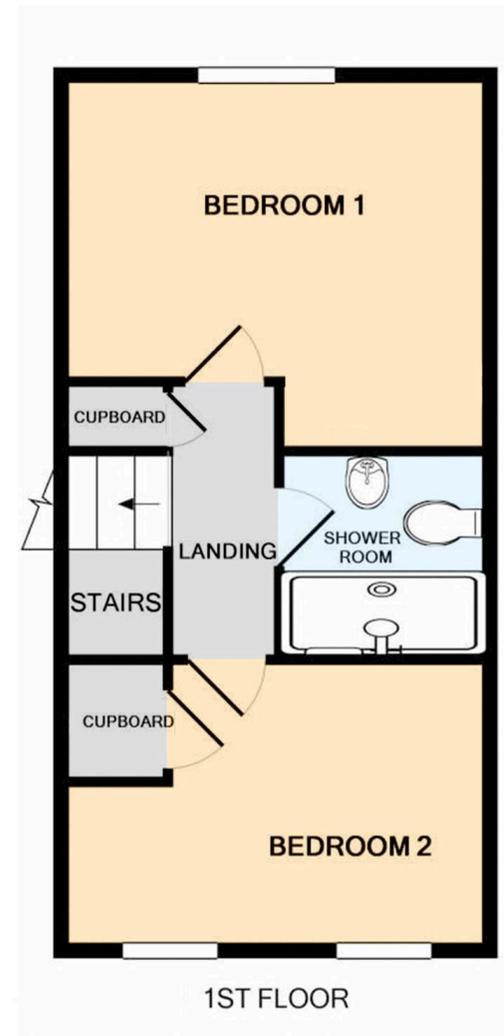
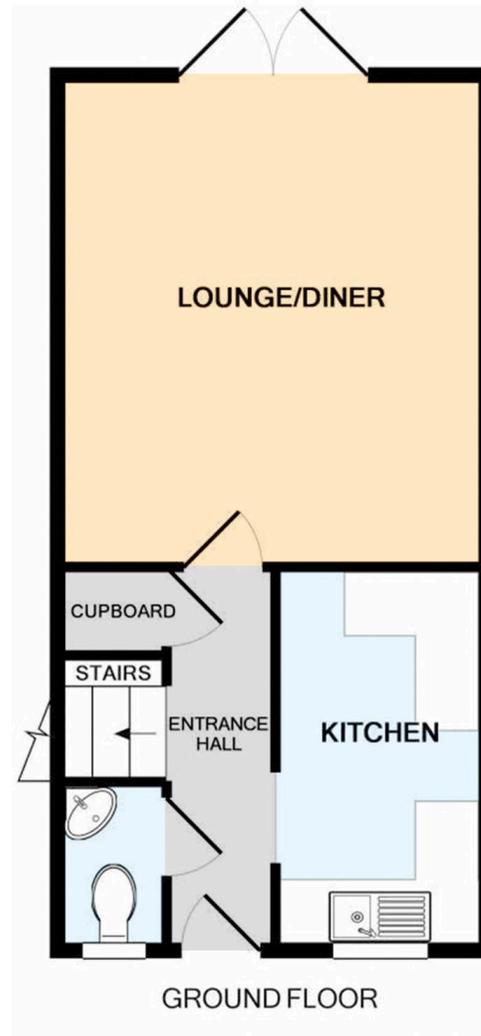
Outside, to the front there is off road parking for one vehicle and a short pathway leading to the front door. To the rear, the garden, is laid to a mixture of lawn and patio with well stocked mature plant and shrub borders, rear access gate and a summerhouse with lights powered by a solar panel. All bounded by panelled fencing.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



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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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