



5 WEAVERS CLOSE

FROST & PARTNERS

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HADLEIGH, IPSWICH | SUFFOLK | IP7 5DJ



A well presented end of terrace three bedroom house with kitchen/dining room and sitting room, together with three bedrooms and a family bathroom of the first floor. Outside, there is an attractive low maintenance rear garden and a designated parking space. All situated within walking distance of the town centre.

Hadleigh can be found on the Essex/Suffolk border just ten miles from Ipswich, fifteen miles from Colchester and approximately seventy miles from London. The centre of the district is characterised by rural villages and historic market towns, such as Lavenham, Stoke By Nayland and Kersey. Hadleigh is perhaps one of East Anglia's best kept secrets, with excellent nearby transport links to the A12 and A14, together with access to main line rail stations in Ipswich, Manningtree and Colchester. Hadleigh has become a desirable residential location for both local families and London commuters. Hadleigh proudly boasts over two hundred and fifty listed buildings. The character of the town is maintained by a wealth of independent shops lining the main High Street. There are two medium sized supermarkets offering one-stop-shop convenience as well as a farm shop in Semer stocking Suffolk produce. Most villages in this area are fortunate to have junior schools which are



very highly regarded. The senior school in Hadleigh offers places to seven hundred and fifty pupils aged eleven to sixteen and is a specialist science school with a strong presence in the Suffolk school league tables.

The property benefits from replacement windows and doors throughout and newly fitted smart thermostatically controlled electric radiators have been fitted into each room. It also further benefits from solar panels fitted to the roof providing cost effective water heating and generating an extra income from the national grid.

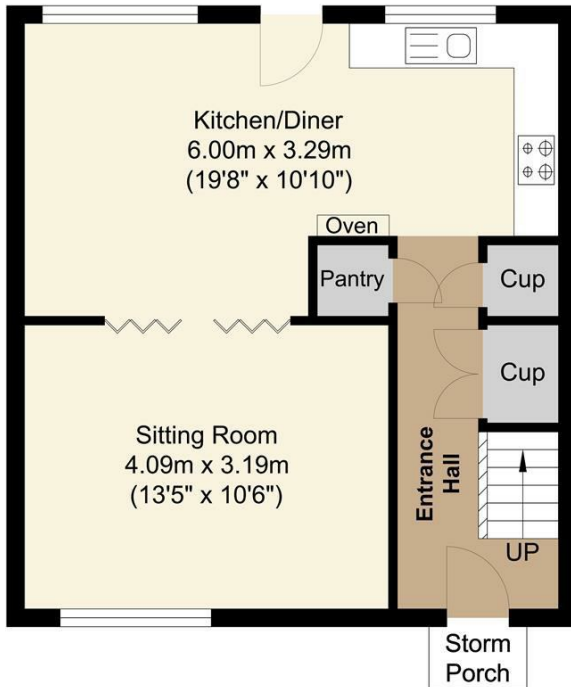
Additional Information

Tenure: Freehold

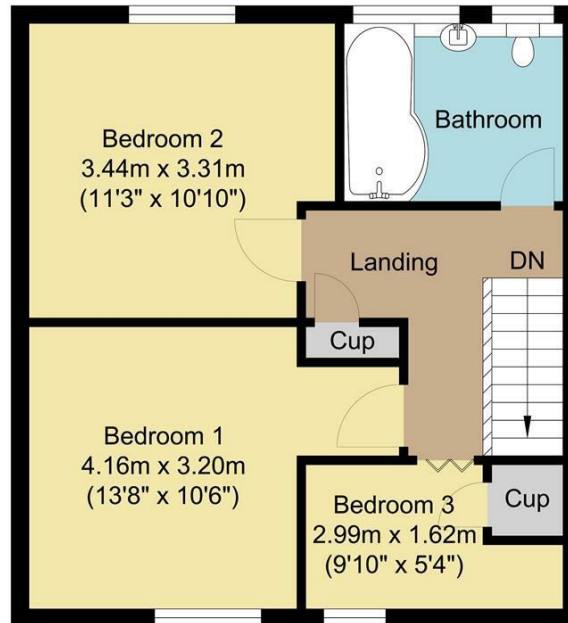
Local Authority: Babergh District Council

Council Tax: B





Ground Floor
Approximate Floor Area
424.95 sq. ft.
(39.48 sq. m)



First Floor
Approximate Floor Area
424.95 sq. ft.
(39.48 sq. m)

Illustration for identification purposes only, measurements are approximate, not to scale.



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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	