



18 WILSON ROAD

FROST & PARTNERS

18 WILSON ROAD

HADLEIGH, IPSWICH | SUFFOLK | IP7 5RZ



A well presented two bedroom mid-terraced house, located a short walking distance from Hadleigh High Street with rear garden and two off road parking spaces.

The property presents brick elevations under a pitched roof clad with tiles. It benefits from double glazed windows throughout and gas fired radiator heating.

As you enter the property there is a spacious hallway with doors to the kitchen, sitting room and a staircase rising to the first floor. The kitchen comprises a single sink unit inset into roll top work surfaces with cupboards and drawers below, range of matching wall mounted cabinets, Whirlpool gas oven and hob with extractor above, space and plumbing for washing machine and space for upright fridge/freezer. There is a spacious sitting room with electric heater fireplace and sliding doors leading out to the rear garden.

On the first floor there is a landing with doors to the two double bedrooms and bathroom.

Bedroom one has a window to the rear and 3 built in wardrobes, while Bedroom two has a window to the front, built in wardrobe, cupboard housing the gas fired boiler



system and access to the roof space. The bathroom comprises a white suite with low level wc, wash basin, bath with chrome mixer taps and shower attachment and part tiled walls.

Outside, there is a paved driveway providing off road parking for two vehicles. To the rear, the garden is of low maintenance laid mainly to patio slabs and decking seating area. with a pathway leading to a gate for rear access. Mature tree, shrubs borders, two small sheds and panelled fencing.

Guide Price - £225,000

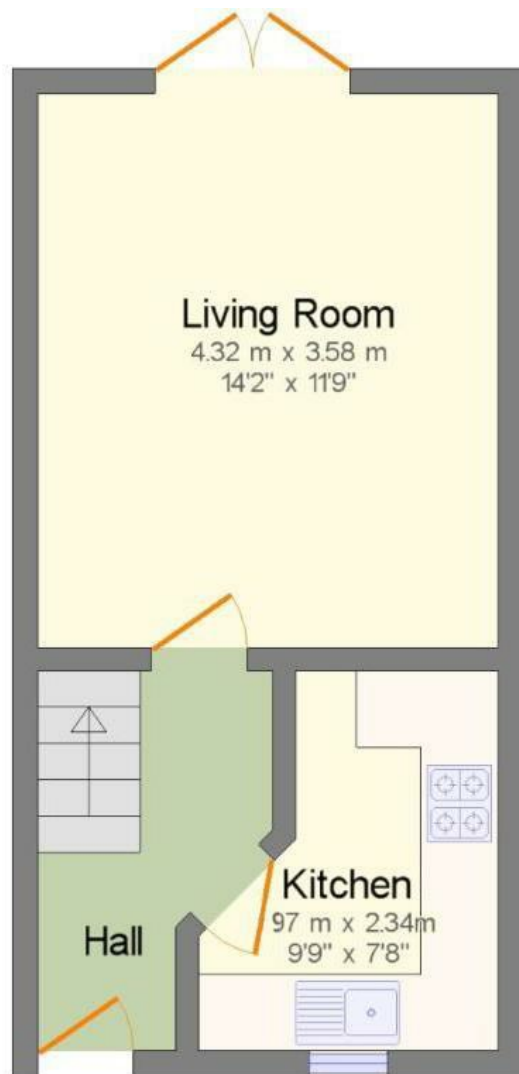
Additional Information

Tenure: Freehold

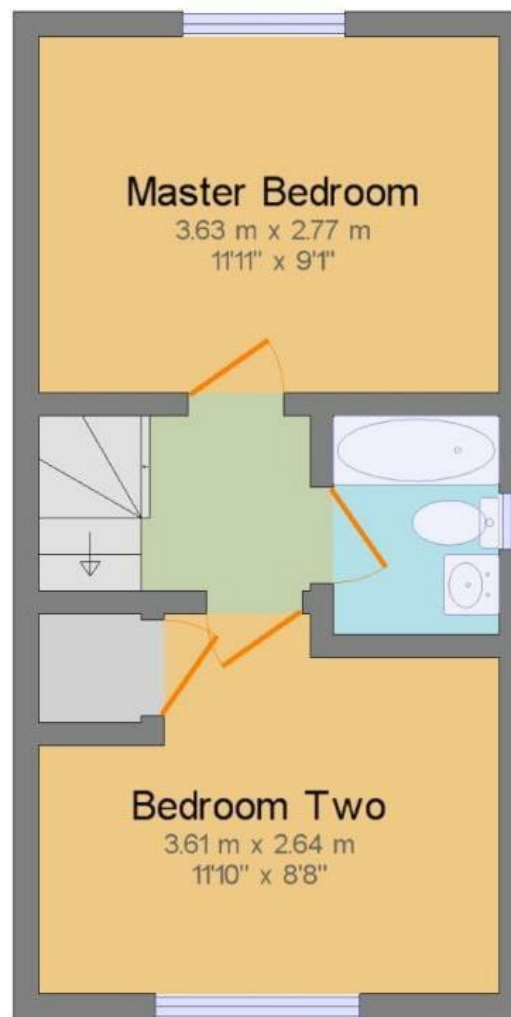
Local Authority: Babergh District Council

Council Tax: B



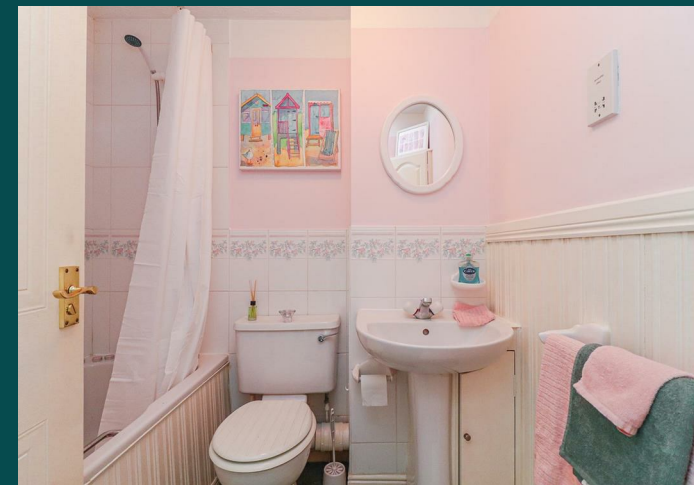


Ground Floor



First Floor

This plan is illustrative only,
its details cannot be relied upon and no liability is taken for any errors.



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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		88
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC