



12 MEADOWS WAY

FROST & PARTNERS

12 MEADOWS WAY

HADLEIGH, IPSWICH | SUFFOLK | IP7 5DX



CHAIN FREE A three bedroom mews style house, which has been updated and modernised throughout, offering spacious living accommodation including sitting/dining room, kitchen, ground floor cloakroom and a family bathroom on the first floor, together with a small courtyard garden. All situated in this popular cul-de-sac just a short walk from the High Street and benefitting from double glazed windows throughout and gas fired central heating.

The property is accessed via an entrance lobby with a window to the front and a door to the hallway, which has a staircase rising to the first floor and access to the kitchen, sitting/dining room and cloakroom.

The kitchen has a window to the rear and a door leading out to the same and comprises a one and a half bowl stainless steel sink unit inset into a range of work surfaces with cupboards and drawers below, range of matching wall mounted cupboards, integrated oven, integrated four burner hob with extractor above, space and plumbing for washing machine, space for fridge/freezer, laminate flooring, spotlighting and opening to the sitting/dining room, which has a window to the front and twin windows to the rear overlooking the courtyard garden, laminate flooring and spotlighting. There is also a ground floor cloakroom with a window to the front and a white suite comprising low level wc, wash basin and a heated towel rail.



On the first floor there is a landing with an airing cupboard and doors to the bedrooms and bathroom. Bedroom one has a window to the front and a built-in cupboard housing gas combination boiler. Bedroom two has a window to the front and bedroom three has one dormer windows to the rear. The bathroom has a dormer window to the rear and white suite comprising low level wc, wash basin, panelled bath with separate shower above and heated towel rail.

Outside, there is a small low maintenance garden to the front and a small courtyard garden to the rear bounded by white fencing.

Guide Price - £295,000

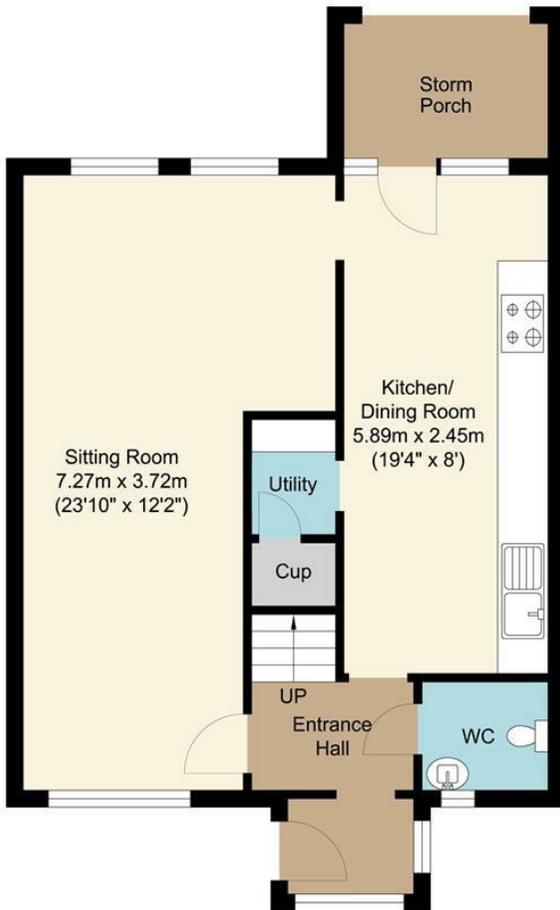
Additional Information

Tenure: Freehold

Local Authority: Babergh District Council

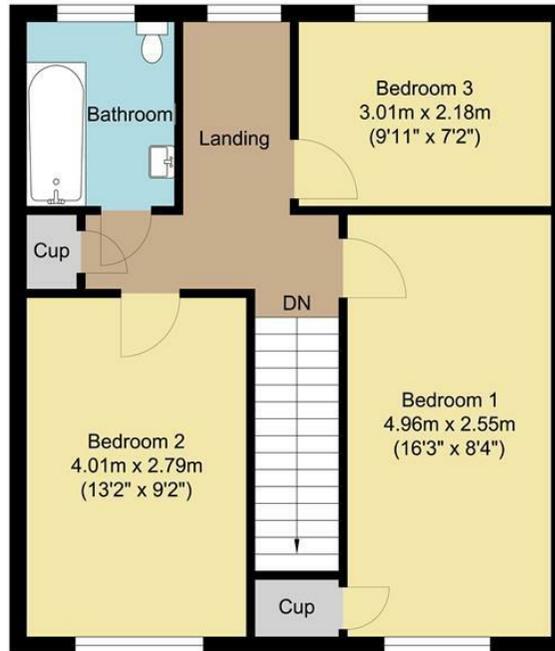
Council Tax: C





Ground Floor
Approximate Floor Area
555.74 sq. ft.
(51.63 sq. m)

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



First Floor
Approximate Floor Area
489.11 sq. ft.
(45.44 sq. m)



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