



10 BANKS CLOSE

FROST & PARTNERS



# 10 BANKS CLOSE

## HADLEIGH, IPSWICH | SUFFOLK | IP7 5RX



A immaculately presented two bedroom end terraced house located a short walking distance from Hadleigh High Street with attractive rear garden, single garage 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 and sitting room and stairs rising to the first floor. The modern style kitchen comprises a stainless steel single sink unit inset into roll top work surfaces with cupboards and drawers below, range of matching wall mounted cabinets, Lamona gas oven and hob with extractor above, space and plumbing for washing machine and space for upright fridge/freezer. An stylish living room has a light and airy feel with an electric fireplace with timber surround on a tiled hearth and French doors leading into the conservatory, which could work well as an office space.

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 overlooking the garden and built-in in mirror fronted wardrobes. Bedroom two has a window to the front, built-in double wardrobe, access to the roof space and cupboard housing gas fired boiler.

The bathroom comprises a white suite with low level wc, wash basin, panelled bath with chrome mixer taps and power shower over, part tiled walls and column radiator.





Outside, there is a driveway to the front providing off road parking for two vehicles and leading to the single garage. Immediately to the rear there is an attractive paved seating area with steps leading down to a shingled area with a garden shed and a personal door into the garage. All bounded by panelled fencing.

To the front the gardens are laid to lawn with steps leading to the front door.

Guide Price – £250,000

## Additional Information

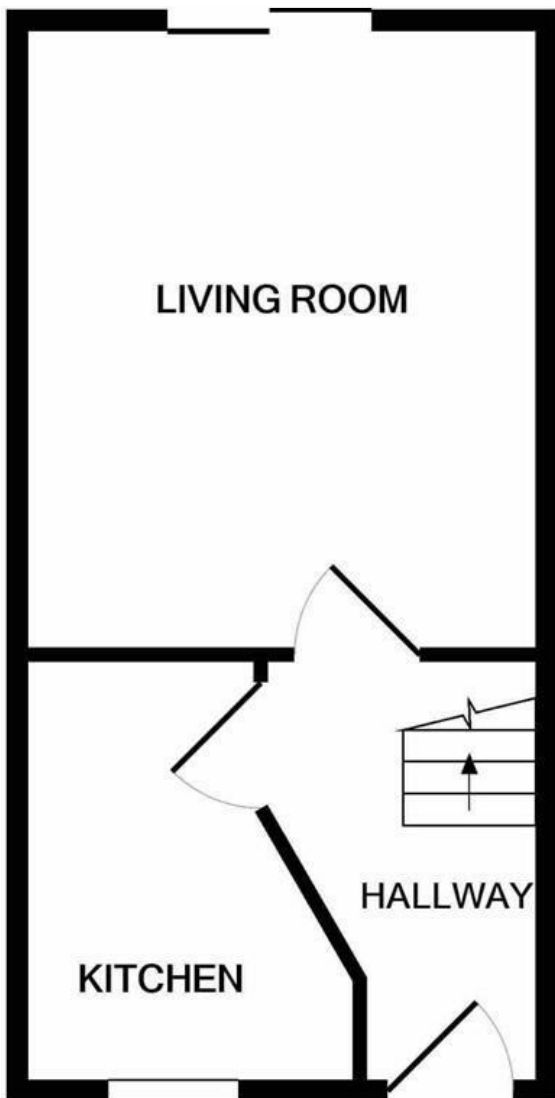
Tenure: Freehold

Local Authority: Babergh District Council

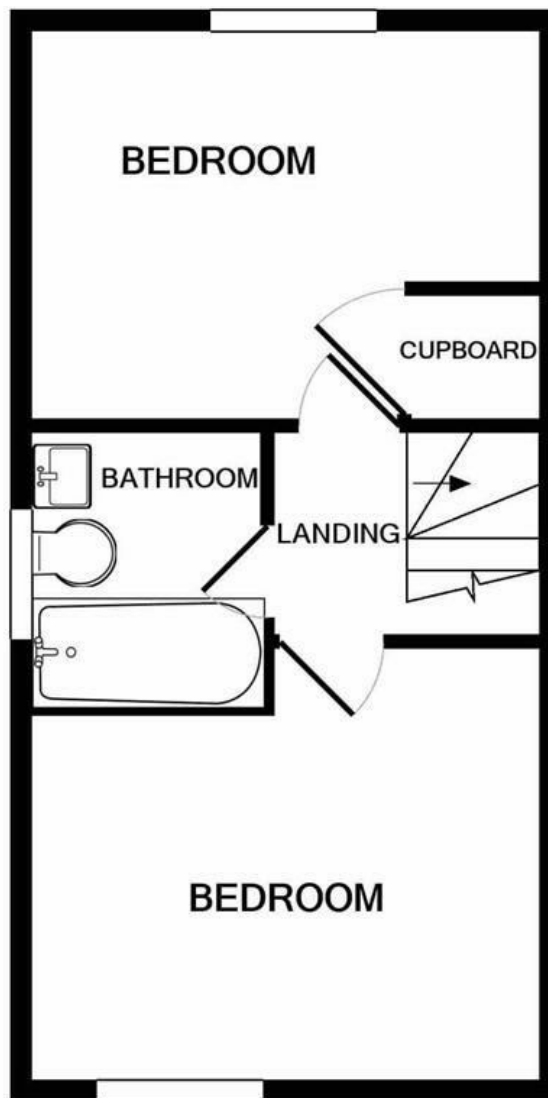
Council Tax: B







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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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) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 