



Meadows Way | Hadleigh | IP7 5FD

Available November - Unfurnished. A 3 bedroom house located a short walk from the High Street with a cart lodge to the rear providing parking. The property is modern throughout with good living accommodation.

£1,150 pcm

- 3 Bedrooms
- Sitting Room
- Ground Floor WC
- Gas Fired Central Heating
- Double Glazing
- Enclosed Rear Garden
- Cart Lodge

Approximate Room Sizes

ENTRANCE DOOR TO:

ENTRANCE HALL: Built in storage cupboard. Radiator. Open plan to Sitting Room. Doors to:

GROND FLOOR WC: White suite comprising low level flush WC & wall mounted wash hand basin. Radiator. Tile flooring. Window to front aspect.

KITCHEN: 11' 1" x 5' 8" (3.40m x 1.75m) Single drainer stainless steel sink unit with cupboard under. Range of matching base & wall mounted units. Complimentary work surfaces. Tile splash backs. Built in double oven & grill, 4 ring hob & extractor hood over. Space & plumbing for washing machine. Space for fridge/freezer. Tile flooring. Wall mounted boiler serving domestic hot water & central heating system. Radiator. Power points. Window to front aspect.

SITTING ROOM: 13' 9" x 13' 3" (4.20m x 4.06m) Power points. Television point. Radiator. Stairs to landing. 2 Windows to rear aspect. French doors to rear garden.

LANDING: Power point. Doors to:

BEDROOM 1: 13' 3" x 10' 6" (4.05m x 3.21m) max Radiator. Power points. Window to rear aspect.

BEDROOM 2: 11' 1" x 7' 8" (3.38m x 2.36m) Power points. Radiator. Window to front aspect.

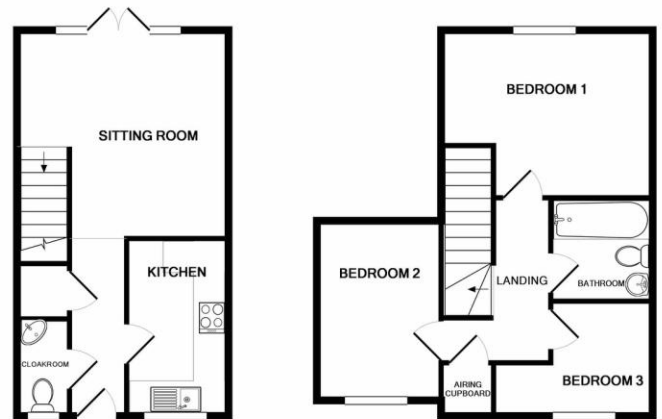
BEDROOM 3: 7' 2" x 9' 11" (2.19m x 3.04m) narrowing to 6' 5" (1.96m) Radiator. Power points. Window to front aspect.

BATHROOM: White suite comprising low level flush WC, pedestal wash hand basin & panelled bath with shower over. Tile splash backs. Radiator/towel rack. Extractor fan.

Local Authority – Babergh District Council

Council Tax Band – B

Post Code – IP7 5FD



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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			89
(81-91) B			
(69-80) C		75	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92-100) A			90
(81-91) B			
(69-80) C		75	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

