



Canterbury Gardens | Hadleigh | IP7 5BS

A 3 bedroom semi-detached house, recently redecorated and featuring new carpets, finished to a high standard with a modern touch. Situated in a popular residential area of Hadleigh, viewing is highly recommended.

£1,250 pcm

- 3 Bedrooms
- Sitting Room
- Kitchen/Diner
- Front and Rear Gardens
- Garage En Bloc
- Modern Finish
- Newly Decorated

Approximate Room Sizes

THE PROPERTY This beautifully presented 3-bedroom semi-detached home has been newly decorated and fitted with brand-new carpets, offering a fresh and modern finish throughout. The spacious interior features a bright and airy layout, perfect for contemporary living. Outside, the property boasts both front and rear gardens, ideal for outdoor enjoyment and entertaining. Additionally, there is the convenience of an en bloc garage, providing secure parking and extra storage. This property is move-in ready.

AGENTS NOTE Unfortunately, this landlord is not looking to accept pets.

ENTRANCE HALL Radiator. Stairs to landing. Built in storage cupboard. Window to front aspect.

LIVING ROOM 15' 5" x 11' 1" (4.71m x 3.39m) Power points. Radiator. Window to front aspect. Open plan to:

KITCHEN/DINER 17' 7" x 18' 1" (5.38m x 5.53m) Single drainer stainless steel sink unit with cupboard under. Range of base units. Complimentary work surfaces. Tile splash backs. Integrated dishwasher, oven & hob with extractor hood over. Space & plumbing for washing machine. Space for fridge/freezer. Power points. Radiator. Window to side & rear aspects. French doors to rear garden.

BEDROOM 1: 12' 11" x 10' 0" (3.94m x 3.07m) Built in wardrobe. Radiator. Power points. Window to front aspect.

BEDROOM 2: 10' 11" x 9' 4" (3.35m x 2.87m) Power points. Radiator. Built in wardrobe. Window to rear aspect.

BEDROOM 3: 9' 4" x 7' 3" (2.87m x 2.21m) Radiator. Power points. Window to front aspect.

BATHROOM White suite comprising low level flush WC, wash hand basin, panelled bath & tiled shower cubicle. Tile splash backs. Heated towel rail. 2 Windows to rear aspect.

OUTSIDE Laid to lawn. Path to entrance door. Side pedestrian access to rear garden, which is laid to lawn with a patio area. Rear gate leading to garage en bloc.

Local Authority – Babergh District Council
Council Tax Band – B
Post Code – IP7 5BS



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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Contact Details

6 King Street, Sudbury, Suffolk, CO10 2EB

Tel: 01787 468408

Email: sudbury@bychoice.co.uk

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	88
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
64	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92-100) A	87
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
61	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

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