



S B SURVEYORS

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FOR SALE



**19 GALLOWS HILL
HADLEIGH**

£167,500

19 GALLOWS HILL

This three bedroom apartment has been updated and modernised to provide quality and character accommodation. Formed from the upper half of a Victorian semi detached house this apartment has good space and facilities and early viewing is strongly recommended. The property is well situated for access to both the town centre and cricket club and also the A1071 Hadleigh Bypass.

ON THE GROUND FLOOR

Covered Porch with part glazed door including brass fittings leading to:

Entrance Hall with staircase rising to first floor. The recess at the foot of the stairs has a fitted cupboard over a workspace used as a small study area, radiator, centre light point.



ON THE FIRST FLOOR

Landing window to front, centre light point, radiator, door to sitting room, kitchen and principal bedroom, further staircase with under stairs storage cupboard rising to second floor.

Sitting Room 16ft 1in x 12ft narrowing slightly at chimney breast, window to front, fireplace with timber surround housing "Living Flame" gas fire, radiator, centre light point.



Kitchen 15ft 4in x 10ft with window to side, single drainer stainless steel sink unit with cupboards and drawers under, further range of work surfaces; most with cupboards and drawers under, built in dishwasher (not tested), built in larder fridge (not tested), built in single oven (not tested) and microwave grill (not tested), integrated 4 burner electric hob (not tested), with extractor over (not tested), further range of wall mounted cupboards including 2 display cupboards, part tiled walls, new laminate floor, spotlighting, radiator. Steps down to:

Lobby/Utility Area with window to side, door leading to bathroom, space and plumbing for washing machine and tumble dryer and with space for upright fridge freezer and 2 pairs of wall cabinets, new laminate floor.

Bathroom 9ft 8in x 7ft 2in with window to side and rear, colored suite comprising low level wc, wash basin with tiled splashback and paneled bath with shower over, cupboard housing wall mounted gas fired boiler (Recent test certificate available) serving radiator heating and domestic hot water (not tested), lagged hot water tank with immersion heater, radiator, centre light point.

Principal Bedroom 12ft x 11ft 11in with window to rear, shallow built in storage cupboard, radiator and centre light point, new carpet.



ON THE SECOND FLOOR

Small Landing with door to:

Bedroom 2/study which also includes access to Bedroom 3 and comprises an area 6ft 6ins X 9ft 2in in length, narrowing slightly for chimney breast and then broadening to 7ft 6in x 8ft 5in with window to end, under eaves storage area with hanging rail, radiator, new carpet and spotlighting.

Door from bedroom 2 leading to:

Bedroom 3 8ft 7in x 14ft 9in overall, Velux roof light spotlighting, under eaves storage, radiator, new carpet and door to;

En Suite Shower Room 7ft 6in x 6ft 8in with Velux roof light, white suite comprising low level wc, pedestal wash basin with electric water heater over, shower cubicle with electric shower, radiator, laminate floor, spotlighting.



The second floor accommodation was converted (Planning and Building regulations approved in 1994) from the then loft. Restricted height applies in part but viewing is recommended.

OUTSIDE On street parking. The property is set back from the road behind a small front garden, which goes with the property, with period tiled path providing access to the front door. To the rear is a right of way across the neighboring property to the rear garden which is laid mainly to lawn with a small brick built outbuilding. At the end of the lawn to the rear garden a shed/Wendy house provides additional garden storage.

Lease The property is owned on a long lease which runs for 200 years from 1987. Annual ground rent is a fixed £50 for the first 50 years of the lease.

Services All mains services are connected.

Directions From the Hadleigh Bypass (A1071) - Take the B1070 turning into Hadleigh (Almost opposite the A1141 turning to Bildeston) This road is Gallows Hill. Proceed over the rise and the property is found on the right hand side as you descend the hill. A parking layby is situated across the road and parking is also available on the street outside the property. Alternatively, from Hadleigh High Street proceed in a northerly direction continuing into Bridge Street and then into Gallows Hill whereupon the property can be found on the left hand side.

VIEWING

By prior appointment with the Agents.

SB Surveyors, for themselves, and the Vendors of this property confirm that the particulars are produced in good faith as a general guide only and do not constitute any part of a Contract and that no person in the employment of SB Surveyors has any authority to make or give any representations or warranty whatever in relation to this property.

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