

3 Stone Street Court, Hadleigh

Ipswich IP7 6HY

Guide Price £130,000

3 Stone Street Court

Hadleigh, Ipswich

Part of a group of Victorian farm buildings converted to provide quality office accommodation arranged around a central landscaped courtyard with 2 allocated parking spaces and visitor spaces.

The accommodation comprises a large office space with kitchen and cloakroom facilities, together with a private courtyard gardens to the rear. Situated in a peaceful setting, this property provides you with a blank canvas to bring your business vision to life. Whether you're looking to set up a new office, or a studio, the possibilities are endless.

The building is of brick construction under a pitched roof clad with a combination of pan tiles and slates, displaying period architecture with contemporary internal finish occupying a rural setting on the northern outskirts of town just off the A1141, serviced by a private access road. Hadleigh can be found on the Essex/Suffolk border just ten miles from Ipswich, fifteen miles from Colchester and approximately seventy miles from London.

The property measures approximately 635sq ft in total and the accommodation is as follows:

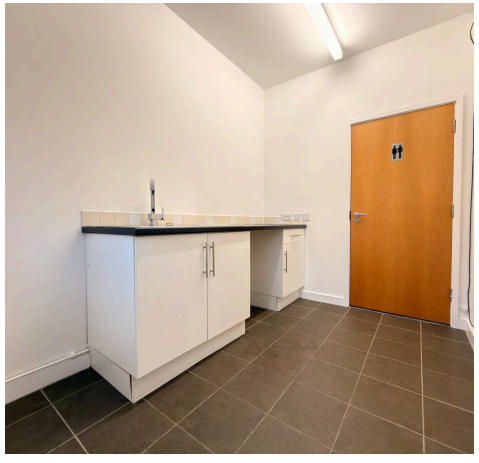
Half Glazed Door to:

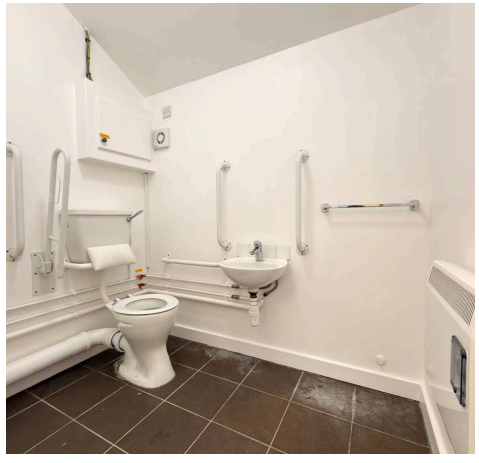
Open Plan Office

With dual aspect windows to the front and side overlooking the courtyard, French doors leading out to the same, two skylights, strip lighting, wall mounted electric radiators and door to:









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Kitchen
With a window to the side overlooking the courtyard, strip lighting, wall mounted electric radiator and comprising a stainless steel sink unit inset into work surfaces with storage below, space for an undercounter fridge and door to:

Cloakroom (with disabled facilities)
With a white suite comprising a wc and wall mounted wash basin.

Services
We understand mains electricity and water are connected.
Private drainage system.
Shared bin/refuse disposal area (to be emptied on a weekly contract)

EPC: B

Tenure: Freehold

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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.

The Property Ombudsman

62 High Street, Hadleigh, Ipswich, Suffolk, IP7 5EF

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