



73 ANGEL STREET

FROST & PARTNERS

73 ANGEL STREET

HADLEIGH, IPSWICH | SUFFOLK | IP7 5EY



A very well presented two bedroom period cottage, which is full of period features and character with substantial and beautifully maintained gardens to the rear and benefitting from gas fired central heating. All located just a short walk from Hadleigh High Street.

A wood panelled front door leads straight into the sitting room, which has a window to the front, staircase rising to the first floor, inglenook fireplace with oak bressumer housing a wood burner, numerous exposed ceiling timbers, brick flooring, storage cupboard and door to the kitchen/dining room, which is a good sized room with a window to the rear overlooking the gardens and door to a small lean-to with glazing to the rear and door to the garden. The kitchen itself comprises a stainless steel sink unit inset into a range of work surfaces with cupboards and drawers below, wall mounted cupboards and shelving, central island unit with storage, free-standing cooker, dishwasher, upright fridge/freezer, space and plumbing for washing machine, exposed wall and ceiling timbers and tiled flooring.

On the first floor, the staircase takes you to bedroom 1, which has numerous exposed wall and ceiling timbers, window to the front, original exposed floorboards, access to the roof space and doors to bedroom 2 and the bathroom. Bedroom 2 has dual aspect windows to the front and rear, exposed timbers and original exposed floorboards.



The bathroom has a window to the rear and a white suite comprising a panelled bath, wc and pedestal wash basin.

Outside, immediately to the rear, there is a paved seating area with a pretty archway leading to the formal gardens, which are laid mainly to lawn with an abundance of beautiful mature flowers, shrubs and trees leading to vegetable patches and a large workshop/storage shed to the rear.

Guide Price - £250,000

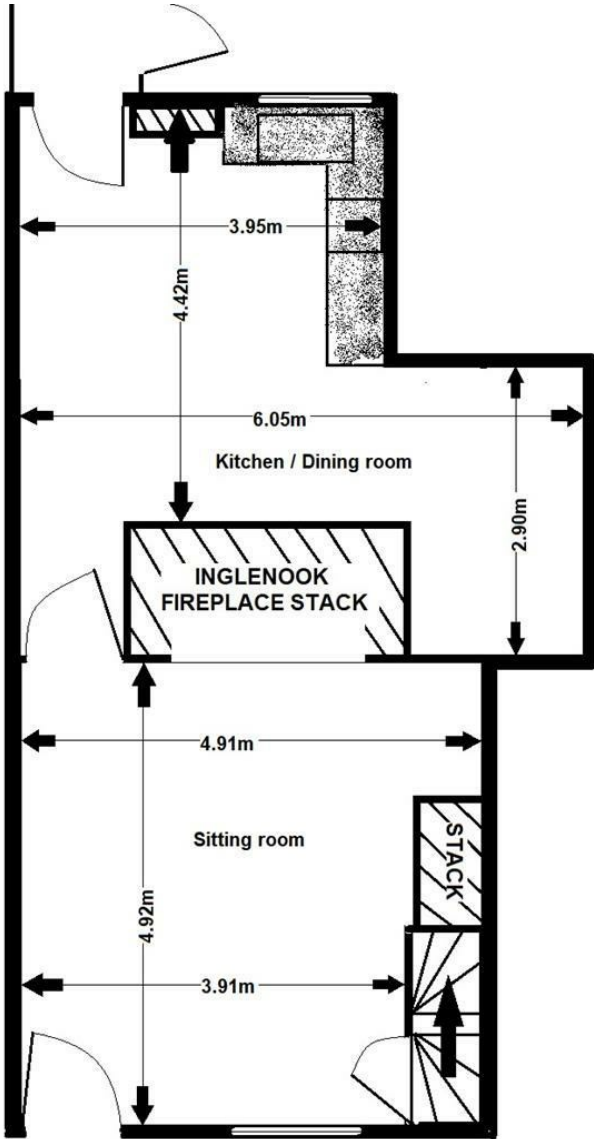
Additional Information

Tenure: Freehold

Local Authority: Babergh District Council

Council Tax: B

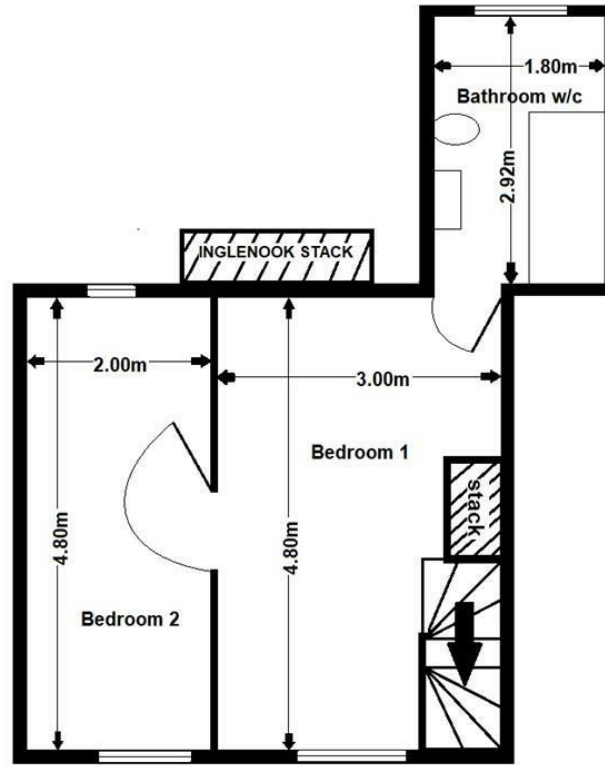




GROUND FLOOR

PROPERTY
73 ANGEL STREET, HADLEIGH.

Plans not exactly to scale.
Dimensions can only be used
approximately as this is a period property.



FIRST FLOOR



FROST & PARTNERS

Frost & Partners

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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) A			
(81-91) B			82
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	