



135 ANGEL STREET

FROST & PARTNERS

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HADLEIGH, IPSWICH | SUFFOLK | IP7 5BY



A very well presented two bedroom terraced house, which has recently been redecorated and re-carpeted throughout and includes sitting room, kitchen, utility room, ground floor bathroom and two bedrooms on the first floor and a good sized garden to the rear.

The property benefits from double glazed windows and doors and gas fired central heating.

As you enter the property, there is a sitting room with a window to the front, built-in under stairs storage cupboard and a part glazed door through to the kitchen, which has a window to the rear and comprises a one and a half bowl single drainer sink unit inset into a range of work surfaces with cupboards and drawers below, integrated electric oven and four burner hob with extractor above, integrated fridge, ceramic tiled flooring, staircase rising to the first floor and door to the rear hallway, which provides access to the utility room and bathroom.

The utility room has space and plumbing for a washing machine, space for tumble dryer and a half glazed door leading out to the gardens. The bathroom has a window to the rear and a white suite comprising a panelled bath, low level wc, pedestal wash basin, heated towel rail/radiator and separate tiled shower enclosure with thermostatically controlled shower.

On the first floor, there is a landing with access to the roof space and doors to the bedrooms. Bedroom 1, which is an L-shaped room has a window to the front.



Bedroom 2 has a window to the rear, range of built-in wardrobes and built-in deep shelved airing cupboard housing the gas fired combination boiler.

Outside, to the front, Angel Street provides unrestricted parking. To the rear, the generous gardens provide a paved terraced area and would benefit from some maintenance and improvement.

Note: There is a right of way over the neighbouring properties to gain access to the rear garden.

Guide Price - £210,000

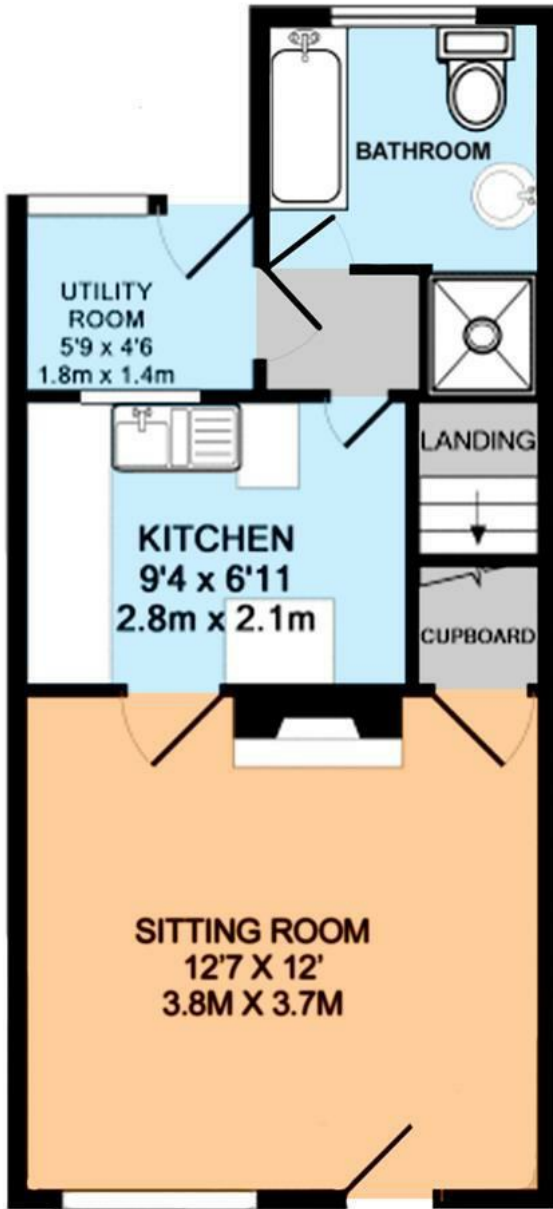
Additional Information

Tenure: Freehold

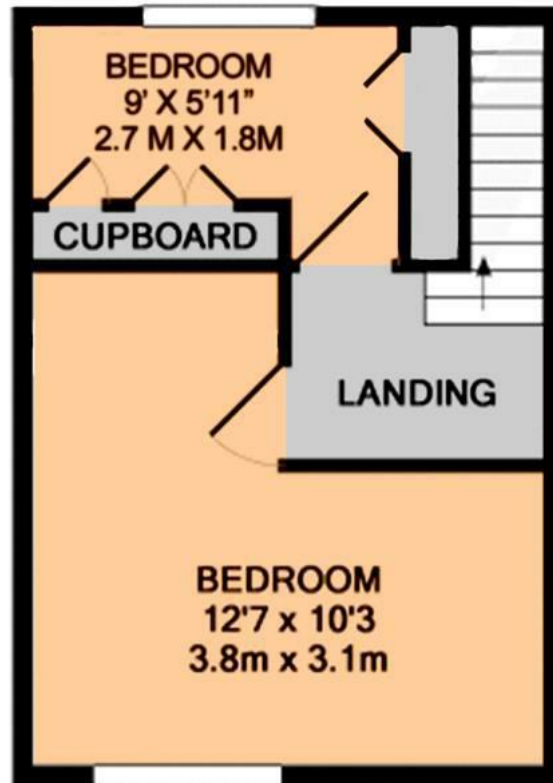
Local Authority: Babergh District Council

Council Tax: B





GROUND FLOOR



FIRST FLOOR



FROST & PARTNERS

Frost & Partners

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

T. 01473 823456

E. sales@frostandpartners.co.uk

www.frostandpartners.co.uk

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			89
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	