



17 ANGEL STREET

FROST & PARTNERS

# 17 ANGEL STREET

## HADLEIGH, IPSWICH | SUFFOLK | IP7 5EY



A well appointed three bedroom semi-detached house with sitting room, kitchen and ground floor wet room, together with a gated front drive providing ample off road parking and beautifully presented rear gardens. All located just a short walk from the centre of town.

There are steps leading up to the front door and as you enter the property, there is a hallway with a staircase rising to the first floor and a door to the sitting room, which has windows to the front, electric fireplace, built-in storage cupboard with an arched shelving alcove and a door to an inner lobby, which has doors to the kitchen, wet room and a large under stairs shelved storage cupboard. The kitchen has two windows to the rear and comprises a stainless steel sink unit inset into a range of roll top work surfaces with cupboards and drawers below, range of matching eye level units, cupboard housing the gas fired boiler system, space for free-standing cooker and space and plumbing for a washing machine. The wet room has a window to the rear and a white suite comprising a shower, low level wc and vanity wash basin.

On the first floor, there is a landing with doors to the bedrooms. Bedroom 1 has a window to the front and double doors to a convenient cloakroom, which comprises a low level wc and corner wash basin. Bedrooms 2 and 3 both have windows to the rear overlooking the gardens.



Outside, to the front, there are wrought iron gates leading to a gravelled driveway providing ample off road parking. There is a pathway leading to the front door and a wrought iron side gate accessing the beautifully presented and very well maintained rear gardens, which are laid mainly to lawn with a variety of mature trees, flowers and shrubs and two garden sheds; one of which is of a large size with a pitched and felted roof and is made up part storage and part summerhouse. All bounded by a mixture of panelled and close boarded fencing.

Guide Price - £315,000

### **Additional Information**

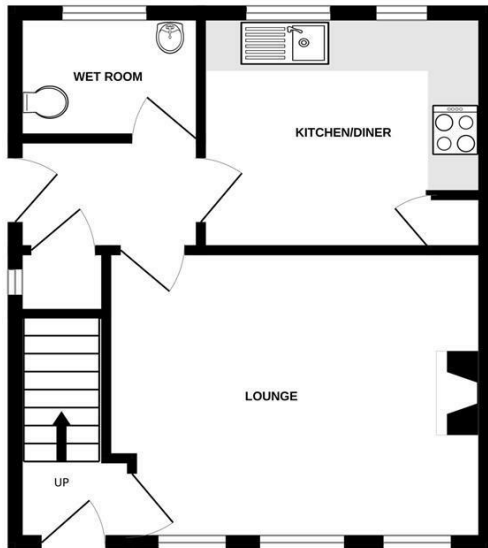
Tenure: Freehold

Local Authority: Babergh District Council

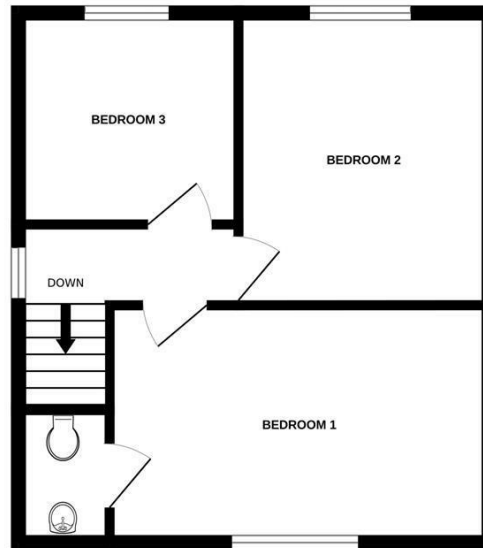
Council Tax: B



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
Made with Metropix 62024



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