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71 Angel Street, Hadleigh, IP7 5EY

£215,000

About the property

A pretty period cottage with a lovely rear garden located in one of Hadleigh's oldest road's and within walking distance to the High Street. Peach cottage, which is grade II listed and probably of Tudor origin is a cosy one bedroom cottage full of character and charm and would ideally suit a couple, single person or even for use as an "Airbnb". The accommodation includes a living room with exposed beams, a quarry tiled floor and a kitchen to the rear with a "butler" style sink and views down the garden. Upstairs there is a landing and a small bathroom both with exposed beams and a vaulted ceiling. The double bedroom faces the front. Peach Cottage is offered with No Chain Delay, new carpets fitted Dec 24 and the boiler was replaced in November 2023.

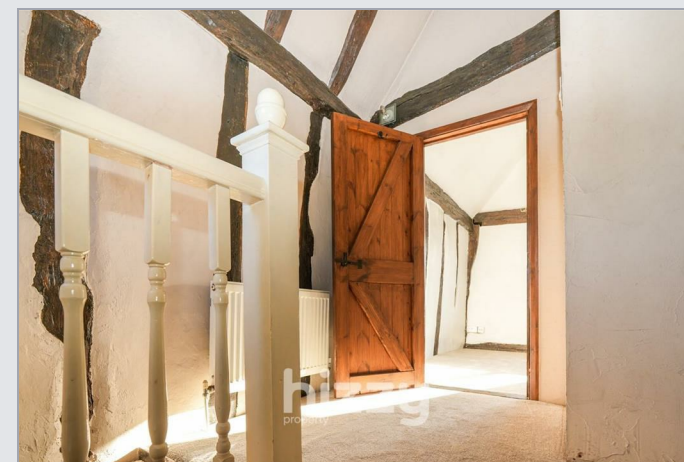
Outside

To the rear there is a paved patio terrace with the remainder laid to lawn with side borders. At the very bottom of the garden is a

useful timber outhouse which could be used as a small hobby room subject to some minor repairs, it also has its own electric connected.

Useful info

All mains services are connected with the heating being gas fired via radiators (not tested by the agents). We understand from the owner that the boiler was replaced in November 2023. Currently a band "A" council tax rating with the local authority being Babergh and Mid Suffolk District Councils, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX. The What3words location is [///obscuring.nervy.biggest](#). Broadband Download Speed, superfast up to 1000 mbps and upload speed 1000mbps. Mobile Network indoor coverage likely on EE and O2 and limited on Vodafone and Three. Outdoor coverage likely on all four networks (Source Ofcom).



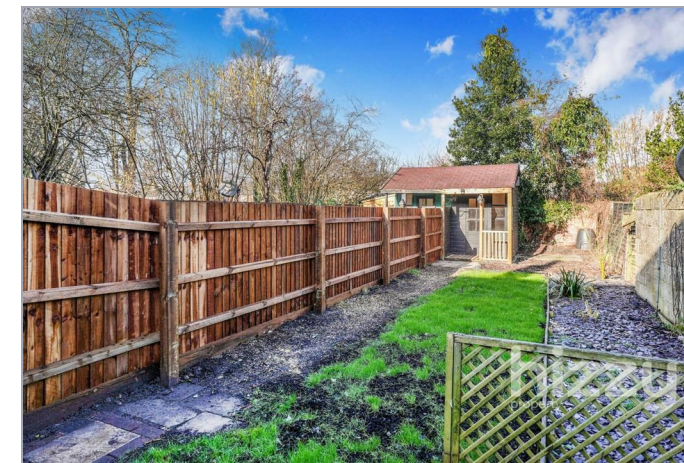


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- Pretty Period Tudor Cottage
- Exposed Beams and Characterful
- Living Room with Quarry Tiled floor

- Lovely Rear Garden
- One Double Bedroom
- New Boiler Nov 23 | New Carpets Dec 24

- No Onward Chain
- First Floor Bathroom
- Grade II Listed

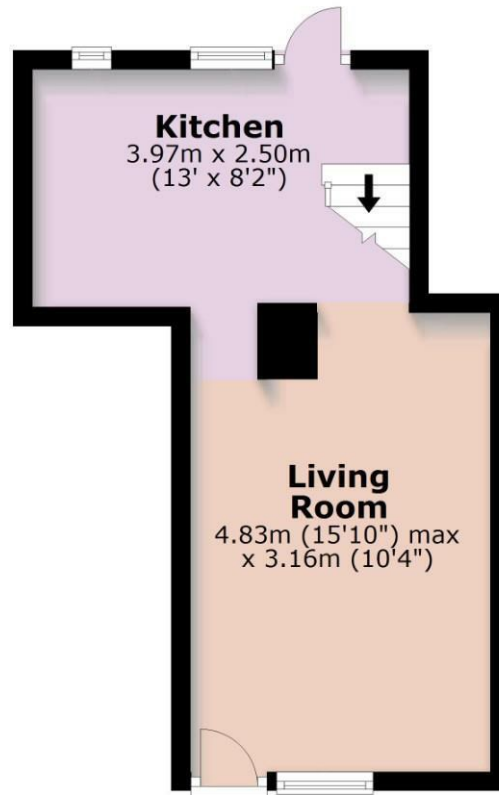




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Ground Floor

Approx. 25.3 sq. metres (272.2 sq. feet)



First Floor

Approx. 16.8 sq. metres (180.6 sq. feet)



Total area: approx. 42.1 sq. metres (452.8 sq. feet)

The floor plan is intended as a guide only.
Plan produced using PlanUp.

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