



# 36 ANGEL STREET

Hadleigh | Suffolk



Chapman Stickels

# 36 ANGEL STREET HADLEIGH, SUFFOLK IP7 5HA

CHAIN FREE - A CHARMING PERIOD COTTAGE CONVENIENTLY LOCATED  
IN THE HEART OF HADLEIGH

Ipswich - 9 miles

Manningtree - 10 miles (London Liverpool Street from 59 minutes)

Colchester - 15 miles (London Liverpool Street from 45 minutes)

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- Sitting room • Kitchen / dining room • Family bathroom • Two double bedrooms •
  - Garden • Off-road parking •







## The Property

This characterful mid-terrace cottage forms part of the pretty street scene of Angel Street in the centre of Hadleigh, and has been sympathetically modernised to create a welcoming and stylish home. The pleasing accommodation offers a wealth of period features such as exposed timbers and exposed brick fireplace, combined with modern day comfort.

On the ground floor lies a welcoming sitting room, with a kitchen/ dining room and family bathroom. The kitchen benefits from a newly installed four ring hob and oven and a range of base and eye level units. A rear door from the kitchen provides access to an enclosed courtyard garden with a gate leading to one designated off-road parking space.

On the first floor a small landing area leads to two double bedrooms, both benefitting from new electric heaters and a storage cupboard housing a water tank.

## Location

Hadleigh is a very popular historic market town situated about 9 miles west from Ipswich. The bustling town centre offers a wide range of local amenities including restaurants, pubs, sports facilities and a wide selection of shops, as well as both Junior and Senior schools.

## Services

We understand mains electric, water and drainage are connected.

## Local Authority & Council Tax Band

Babergh District Council  
Band B

## EPC Rating

Current D (55). Potential B (90).

# 36 Angel St, Hadleigh, IP7 5HA

Approximate Floor Area

Main House - 840 sq. ft / 78.04 sq. m

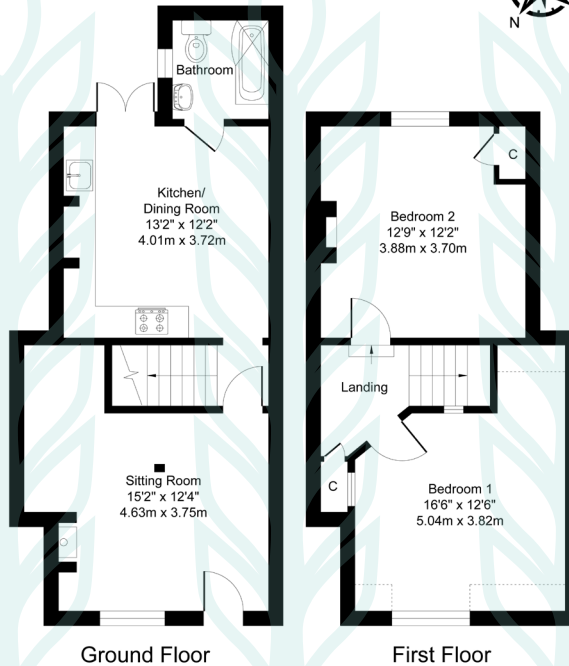


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## Chapman Stickels

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