



3 NEW CUT

Hadleigh | Suffolk



Chapman Sticks

3 NEW CUT HADLEIGH, SUFFOLK IP7 5DA

CHAIN FREE - A VICTORIAN TWO BEDROOM TERRACED COTTAGE
CONVENIENTLY LOCATED CLOSE TO 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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- Porch•Sitting room•Dining room•Kitchen•Two bedrooms•
 - Family bathroom•Garden•





The Property

Benefitting from having been recently updated in parts, and being fully double glazed, 3 New Cut is a charming Victorian cottage offering a pleasing layout comprising a sitting room with fireplace with door to the kitchen which is fitted with base and eye level units and worktops and offers a newly fitted integrated hob and oven. Beyond this lies the dining room with access to the rear garden, and a ground floor family bathroom.

On the first floor a landing area provides access to two spacious bedrooms, and the loft space.

Outside the house is set in an elevated position, with a small area of landscaped frontage enclosed by a brick wall, and to the rear lies a fully enclosed garden of generous proportion with pedestrian access over the neighbouring garden in order to access New Cut.

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 all mains services are connected.

Local Authority & Council Tax Band
Babergh District Council
Band A (2025)

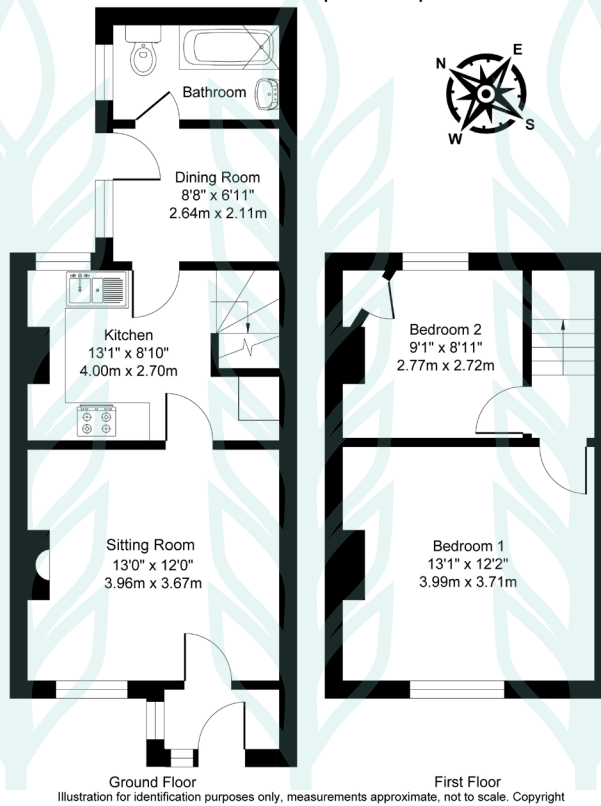
EPC Rating

Current C (69). Potential B (90).

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Approximate Floor Area

Main House - 692 sq. ft / 64.34 sq. m



Chapman Stickels

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