

128 Angel Street, Hadleigh

Ipswich, IP7 5BZ

In Excess of £190,000

128 Angel Street

Hadleigh, Ipswich

A charming Victorian two bedroom semi-detached cottage with a modern fitted kitchen, sitting room, utility/office and first floor shower room, together with a garden to the rear and parking available on the street. All located within walking distance of Hadleigh High Street.

The front door leads into the utility/office, which has dual aspect windows to the front side, door to the kitchen, space and plumbing for washing machine and space for fridge/freezer. The kitchen has a window to the front, door to the sitting room, Victorian feature fireplace (sealed off) with decorative surround and mantle and comprises a ceramic sink unit inset into range of work surfaces with cupboards and drawers below, matching wall mounted cupboards and an integrated electric oven with four burner hob and extractor above. The sitting room has a window to the rear overlooking the garden, door leafing out to the same and a Victorian cast iron fireplace with decorative surround and mantle.

On the first floor, there is a small landing with doors to the bedrooms and bathroom. Bedroom 1 has a window to the rear overlooking the garden, two built-in storage cupboards, two built-in high level storage shelves and a decorative fire surround and mantle. Bedroom 2 has a window to the front and a built-in storage cupboard.









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The shower room comprises a low level wc, wash basin with storage below, wall mounted mirrored cabinet and a shower enclosure with glazed screen housing an electric shower.

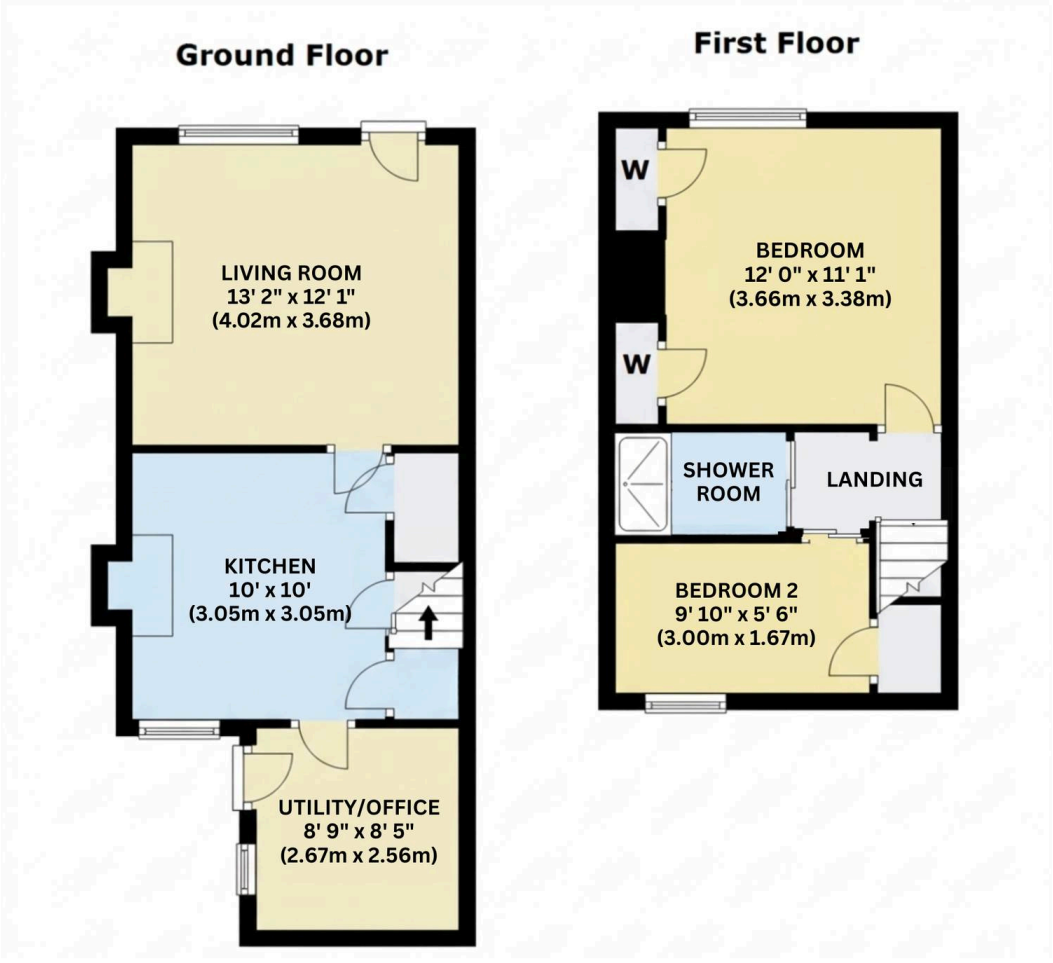
Outside, to the front, there is small paved area, ideal for bin storage and a pathway leading to the front door. To the side of the property, there is a gate accessing the rear garden, which is laid mainly to lawn with a paved seating area, mature shrub borders and a pathway leading to a garden shed. All bounded by close boarded fencing.

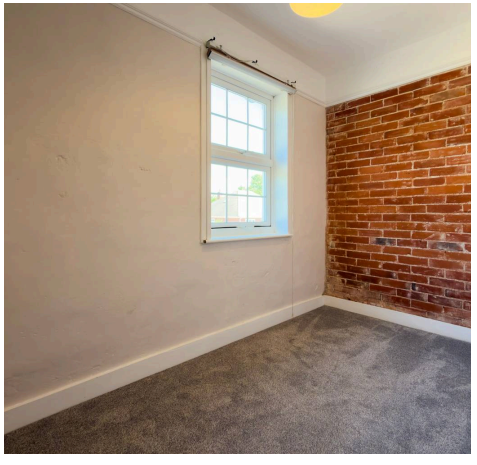
Council Tax band: A

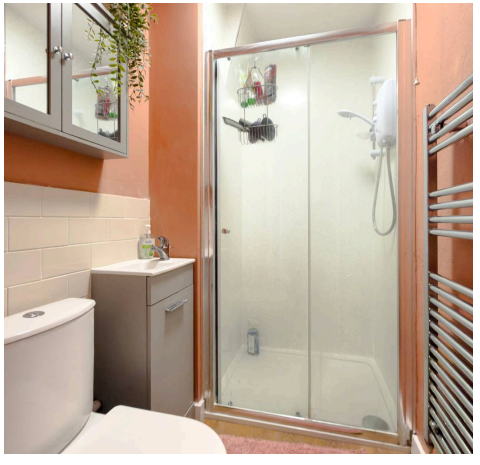
Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F









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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.

The Property Ombudsman

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

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