

Connells

Angel Street
Hadleigh Ipswich

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Hadleigh Ipswich IP7 5BZ

for sale offers in excess of
£200,000







Property Description

Nestled within the heart of the ever-popular market town of Hadleigh, this charming two-bedroom cottage perfectly combines character features with comfortable modern living. Offering a wealth of period charm throughout, the property provides a warm and welcoming atmosphere, making it an ideal first-time purchase, downsizing opportunity, or investment.

Hadleigh is one of Suffolk's most desirable market towns, renowned for its historic character, excellent range of independent shops, cafés, restaurants, and everyday amenities. The town also benefits from highly regarded schools, regular public transport links, and easy access to both Ipswich and Sudbury, while the surrounding Suffolk countryside offers an abundance of scenic walks and outdoor pursuits. Internally, the property offers well-proportioned accommodation with characterful living space, a fitted kitchen, two bedrooms, and a bathroom, all complemented by a private rear garden ideal for relaxing or entertaining.

Entrance Hall / Utility

Double glazed entrance door with matching side window, tiled flooring, fitted work top, pendant lighting, and access to the kitchen. A practical space providing useful utility and storage facilities.

Kitchen

Fitted with a range of attractive shaker-style wall and base units complemented by work surfaces and tiled splash backs. Features include a ceramic sink with drainer and mixer tap, integrated dishwasher, cooker with extractor hood over, and tiled flooring. The room further benefits from two under stairs storage cupboards, an electric heater, pendant lighting, and a double glazed window to the front aspect. Door leading to the lounge.

Lounge

A charming and inviting reception room featuring a fireplace with tiled surround and wooden mantel, picture rail, carpet flooring, electric heater, pendant lighting, and double glazed door and window providing views and access to the rear garden.

Landing

Carpeted landing with pendant lighting, handrail, and useful storage cupboard above the stairs.

Bedroom One

Double glazed window overlooking the rear garden, electric storage heater, built-in cupboard, feature fireplace, picture rail, carpet flooring, and pendant lighting.

Bedroom Two

Double glazed window to the front aspect, exposed brick feature wall, carpet flooring, pendant lighting, built-in cupboard housing the hot water tank, and electric storage heater.

Bathroom

Modern suite comprising a double shower cubicle with electric shower, wash hand basin with mixer tap and vanity storage beneath, low-level w/c, heated towel rail, extractor fan, tiled splash backs, flooring, and a folding door.

Outside

Front Garden

The property is enclosed by a brick wall with metal gated access. The front garden provides space for bins and benefits from a useful brick-built storage shed.

Rear Garden

An excellent size and designed for ease of maintenance, featuring a patio seating area and block-paved pathway leading through the garden. Predominantly laid to lawn with established hedge borders including mature laurel planting, while side access provides convenient entry from the street.

Agent Note

Please be aware that we require ID and proof of address from all buyers prior to formally processing any accepted offers. An AML fee of £80 (including vat) is also payable at this stage and covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







Total floor area 62.6 m² (674 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io





To view this property please contact Connells on

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6 Princes Street
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EPC Rating: F

Council Tax Band: A

view this property online connells.co.uk/Property/ICH313572

Tenure: Freehold

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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