

oakheart



£125,000

Guide Price

Calais Street, Hadleigh

Positioned within Charles Court on Calais Street, this exceptionally well-presented two-bedroom upper maisonette offers a fantastic opportunity for first-time buyers or investors alike, with spacious accommodation, recent internal improvements and allocated parking.

The property has been thoughtfully updated by the current owner, including a recently refitted bathroom, re-plastered and skimmed ceilings, upgraded electrics with new sockets and

modern downlighting, creating a clean and contemporary feel throughout.

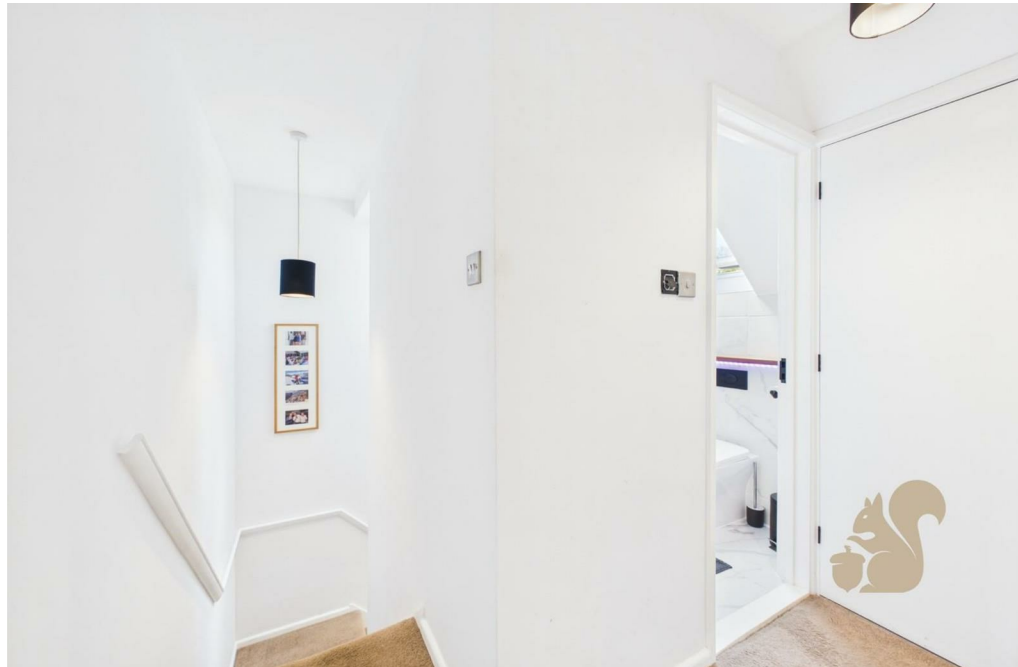
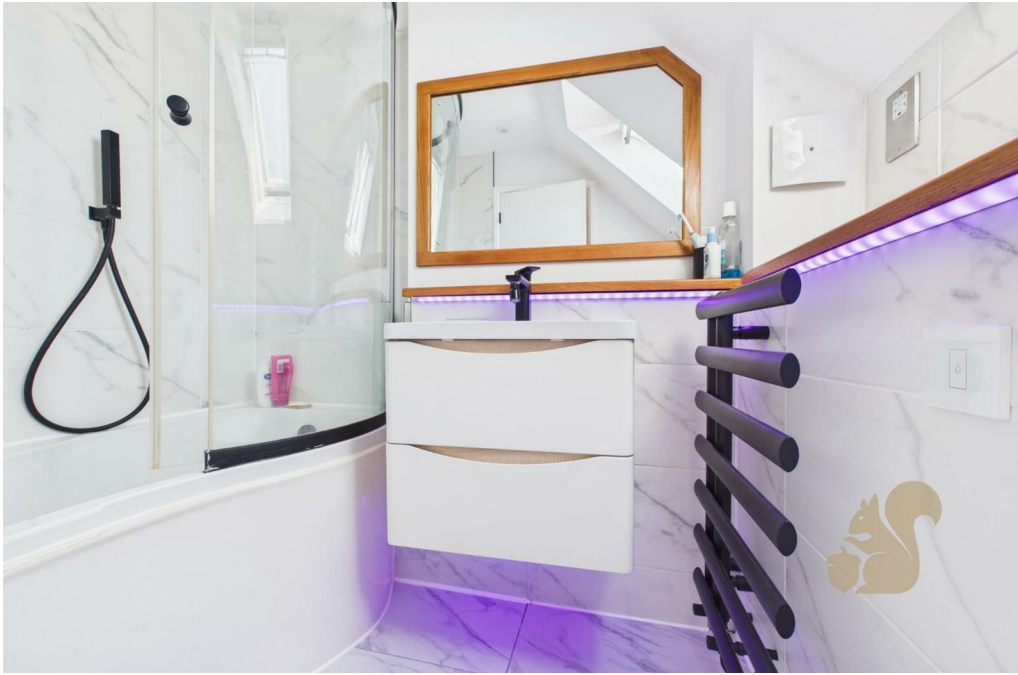
Internally, the property offers a bright and well-proportioned open-plan kitchen/living space, ideal for modern day living, alongside two bedrooms and a stylish bathroom. The layout works well for both owner occupiers and tenants, with a low-maintenance setup and practical flow.

Externally, the property benefits from one allocated parking space and is situated within easy reach of Hadleigh town centre, offering a range of amenities, shops and local facilities.

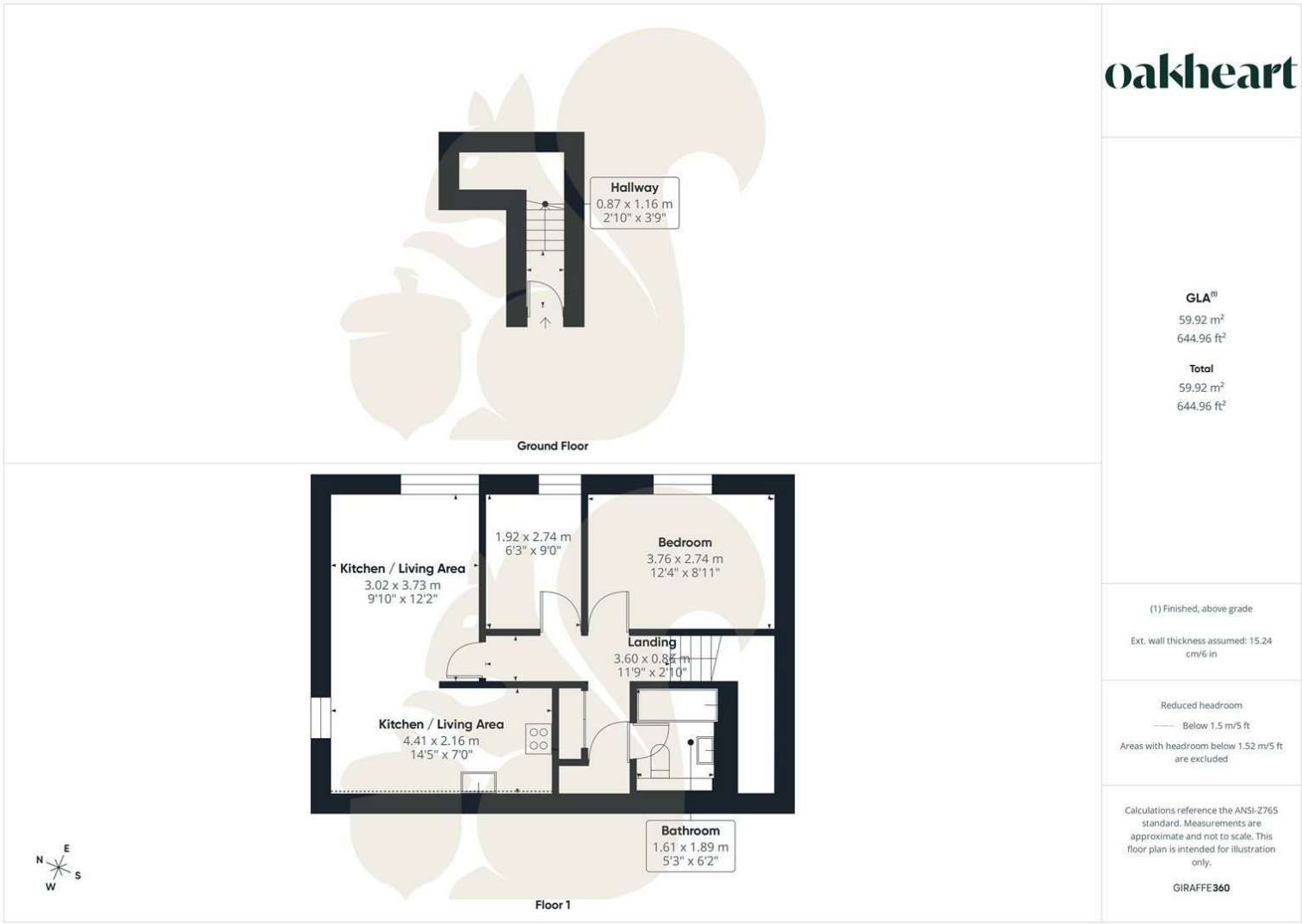
The property is offered with a shorter lease term, which has been reflected within the asking price, and presents an excellent opportunity for buyers looking to step onto the ladder or invest with future potential in mind.











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GLA¹⁾
59.92 m²
644.96 ft²

Total
59.92 m²
644.96 ft²

(1) Finished, above grade
Ext. wall thickness assumed: 15.24 cm/6 in

Reduced headroom
..... Below 1.5 m/5 ft
Areas with headroom below 1.52 m/5 ft are excluded

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:
Babergh

Tenure:
Leasehold

Council Tax Band:
B

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	73	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.