



86 Angel Street, Hadleigh

Ipswich

£235,000

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Hadleigh, Ipswich

A very pretty two bedroom period cottage, maintaining several of it's original features, with sitting room, inner hallway/dining room and kitchen, together with a bathroom on the first floor. Outside, there is a parking space to the front and a courtyard style garden to the rear. All situated just a short walk from the High Street.

The front door leads into the sitting room, which has a window to the front, large red brick inglenook fireplace with oak brussumer housing a gas stove, barrel backed storage and display cabinet, large ceiling beam, quarry tiled flooring and door to an inner hallway/dining room, which has a staircase rising to the first floor, quarry tiled flooring and a door to the kitchen.

The kitchen has been newly fitted and has a window to the rear overlooking the garden, a door leading out to the same and comprises a stainless steel sink unit inset into worksurfaces with cupboards and drawers below, matching wall mounted cabinets, part tiled walls, integrated electric oven, four burner gas hob, space and plumbing for washing machine, space for fridge/freezer, wall mounted gas boiler, original brick copper water boiler and wood effect vinyl flooring.



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On the first floor, there is a small landing with doors to the bedrooms and bathroom. Bedroom one has windows to the rear and heavy exposed wall timbers. Bedroom 2 has a window to the front and built-in wardrobe with a ledged and braced door.

The bathroom has a window to the front and a white suite comprising a paneled bath with separate thermostatic shower above, low level wc and pedestal wash basin.

Outside, to the front is a wide footpath, upon which we understand that the property owners have a right to park one car, granted by ancient rights, which apply to the properties in Angel Street. To the rear, there is a south-facing courtyard style garden with some mature shrubs and a garden shed. All bounded mainly by red brick walling.

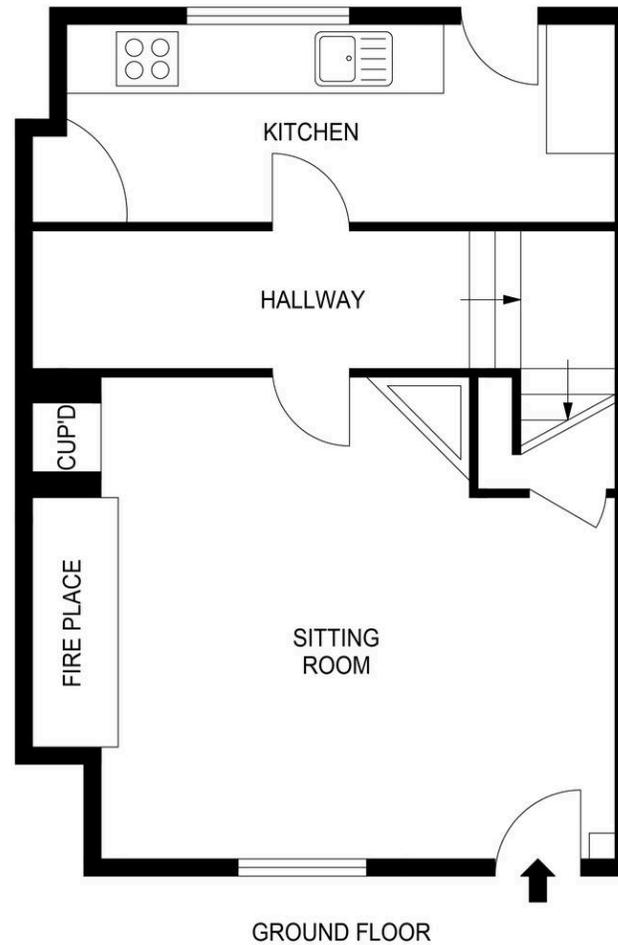
Guide Price - £235,000

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



GROUND FLOOR



FIRST FLOOR



FROST

& P A R T N E R S

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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.



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

01473 823456

sales@frostandpartners.co.uk

www.frostandpartners.co.uk