



86 Angel Street, Hadleigh  
Ipswich

Guide Price £235,000

# 86 Angel Street

Hadleigh, Ipswich

A charming two bedroom period cottage, maintaining several of it's original features. The home includes a sitting room, inner hallway/dining room, kitchen, and a first-floor bathroom. 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 opens into the sitting room, which features a large red brick inglenook fireplace with an oak bressummer beam housing a gas stove, a barrel-backed storage and display cabinet, exposed ceiling beam, and quarry tiled flooring. A door leads through to the inner hallway/dining area, which continues the quarry tile flooring and provides access to the staircase and the kitchen.

The kitchen has been newly fitted and enjoys a view of, and access to, the rear garden. It comprises a stainless steel sink inset into work surfaces with cupboards and drawers below, matching wall-mounted cabinets, part-tiled walls, an integrated gas oven with four-burner gas hob, and space and plumbing for a washing machine, dishwasher and fridge/freezer. The kitchen also houses the wall-mounted gas boiler and retains the original brick copper water boiler, complemented by 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 overlooks the rear garden and displays exposed wall timbers. Bedroom 2 faces the front and includes a built-in wardrobe with a ledged and braced door. The bathroom has a window to the front and a white suite comprising a panelled bath with separate thermostatic shower above, low-level WC, and pedestal wash basin.

Outside, to the front of the property is a wide footpath where the property owners have the ancient right to park one car, as is common to the homes along Angel Street. To the rear lies a south-facing courtyard garden, bounded mainly by red brick walls, with mature shrubs and a garden shed.

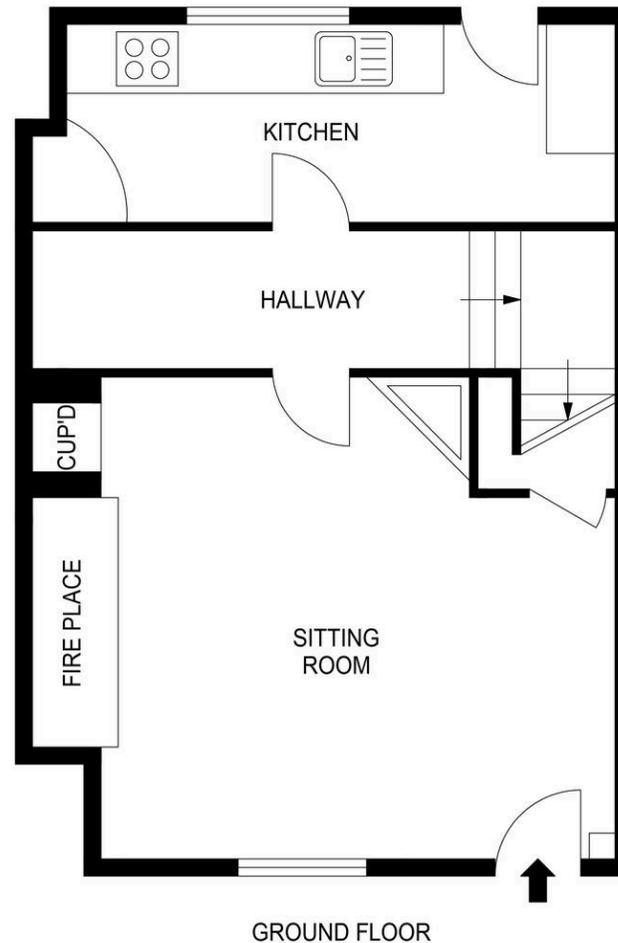
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Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



GROUND FLOOR



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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.



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