

Summary

A beautiful two bedroom Victorian cottage which has been renovated throughout by the current owners. The property is located in walking distance of Hadleigh High Street. Property benefits from lounge diner with log burner, well appointed kitchen and two double bedrooms.

Description

Approximate Room Sizes ENTRANCE DOOR TO:

LIVING ROOM/DINING ROOM 26' 0" x 24' 11" (7.92m x 7.59m) With two feature fireplaces one with inset log burner, dual aspect sash windows this open living spaces offers ample entertaining space whilst keeping a warm cottage feel. Original floor boards, exposed brickwork. Radiators. Door to stairs leading to first floor.

KITCHEN: 14' 6" x 13' 11" (4.42m x 04.26m) Butler sink with mixer tap over and extensive range of base and wall mounted units, solid oak work surfaces. Range cooker with 5 ring gas hob. Washing machine. Dishwasher.

Space for fridge freezer. Tiled walls. Tiled flooring. Windows to side aspect. Door to rear garden. Door to:

WC: Low level flush WC with pedestal wash hand basin. Radiator. Window to side aspect.

BEROOM TWO: 12' 11" x 12' 0" (3.96m x 3.66m) Feature fireplace. Sash window to front aspect. Wooden floor.

BATHROOM: 9' 8" x 8' 5" (2.95m x 2.57m) Low level flush WC, pedestal wash hand basin, shower cubical, Roll top bath, radiator with towel rail. Tiled walls. Wooden floor. Sash window. Large storage cupboard housing gas fired combi boiler.

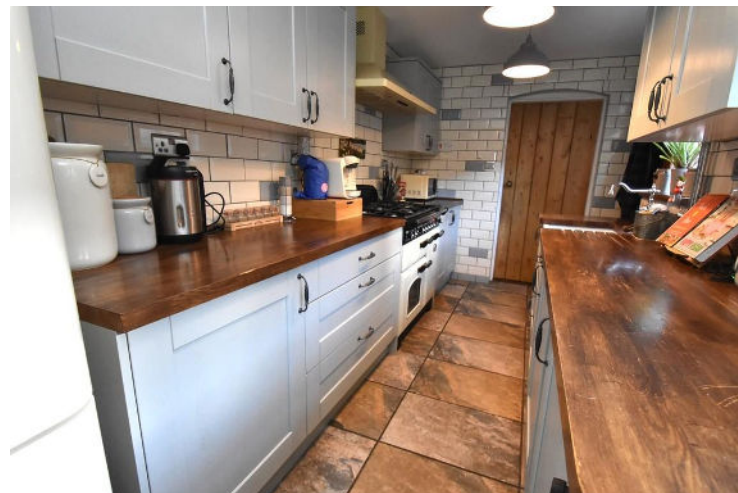
BEDROOM ONE: 18' 3" x 11' 3" (5.57m x 3.45m) A bright space finished well throughout, multiple wardrobes for ample storage. Velux window to rear aspect. Eaves storage.

GARDEN: Laid to lawn with decked area. Timber built shed. Brick storage space. Timber fence surround. Their is a right of way for two neighboring properties.

Additional Information

Local Authority – Babergh District Council
Council Tax Band – B
Tenure – Freehold
Services Mains Gas, Water & Electricity
Post Code – IP7 5DE

Viewings by appointment
Bychoice Estate Agents
Tel: 01787 468400





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Contact Details
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92+)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
55	76
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	
WWW.EPC4U.COM	

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

Angel Street | Hadleigh | IP7 5DE

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Offer in Excess of £250,000

- 2 Double Bedrooms
- Lounge/Diner
- Character Features
- Bathroom with Roll Top Bath
- Rear Garden
- New Roof