



**£125,000**

Angel Court, Angel Street, Hadleigh,  
Ipswich, Suffolk





#### THE PROPERTY

This modernised two-bedroom maisonette offers well-proportioned accommodation throughout. The entrance hallway provides access to all principal rooms and includes useful storage. To the rear, the kitchen/dining area features generous worktop space and fitted units, with integrated oven, hob and extractor. There is ample space for a dining table, ideal for everyday living and entertaining. The dining area opens into the living space, creating a bright, open-plan feel. Multiple windows and double doors to a Juliet balcony allow plenty of natural light, enhancing the sense of space.

Both bedrooms are comfortable doubles, with the second benefiting from built-in storage. The family bathroom comprises a bath with shower over, pedestal wash hand basin and WC. Further storage is available from the hallway. Externally, the property benefits from two allocated parking spaces, adding to its practicality and appeal.

#### THE LOCATION

Hadleigh is a charming market town rich in history, with streets lined by period buildings including St Mary's Church and the Deanery Tower. The town offers a popular weekly market, independent shops, cafés and everyday amenities, all within easy reach.

Well-regarded schooling makes Hadleigh a popular choice for families, while the surrounding Suffolk countryside provides scenic walks and green spaces to explore. Nearby Dedham Vale and Constable Country offer further opportunities for outdoor pursuits.

A varied calendar of events, including the Hadleigh Show, contributes to the town's strong sense of community and year-round appeal.





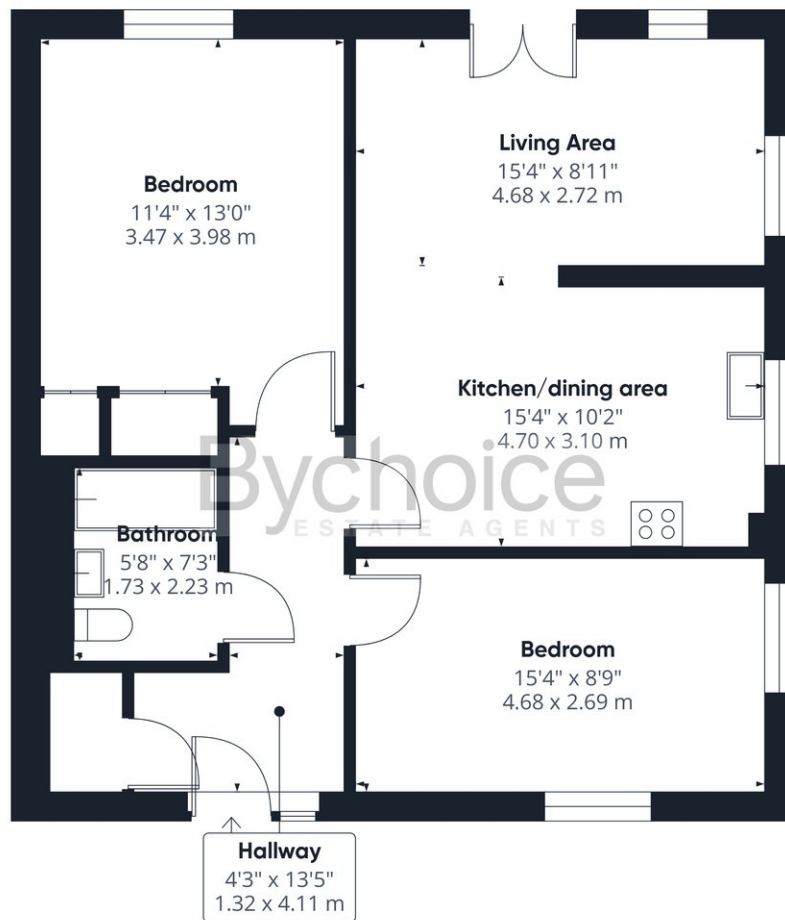












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Approximate total area<sup>(1)</sup>  
742 ft<sup>2</sup>  
68.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Council & Council Tax Band – Babergh District Council - Band B

Tenure – Leasehold

Lease Length – 122 Years Remaining On Lease

Service Charge – £63.90 a week, includes rent

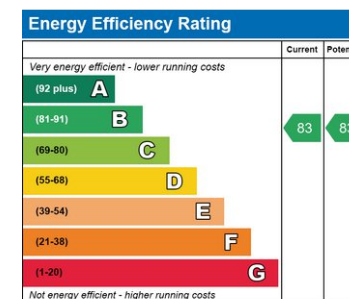
Ground Rent – None Payable

Broadband – Ultrafast broadband available, download speeds of up to 1800 Mbps and upload speeds of up to 1000 Mbps (Ofcom data)

Mobile Coverage – Voice & Data available with EE, Three, O2, Vodafone (Ofcom Data)

Utilities – Mains Drainage, Gas Central Heating, Water, Drainage

Property Construction – Brick Construction



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

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