



£220,000

Angel Street, Hadleigh



## THE PROPERTY

A well-maintained two-bedroom home offering a practical layout and plenty of natural light throughout.

The property opens into a bright living room with a fireplace, creating a cosy yet inviting space, leading through to a dining room ideal for entertaining. This room also features a fireplace and useful built-in storage cupboards.

The kitchen provides a good range of worktop space and storage, along with integrated appliances including a double oven, hob with extractor fan and inset sink, with direct access to the rear garden.

To the rear, the bathroom is fitted with a pedestal sink, WC and a bath with shower over.

Upstairs, there are two well-proportioned bedrooms, both enjoying good natural light and benefiting from built-in storage.

Outside, the rear garden is designed for low maintenance and includes a brick-built shed for additional storage.

## THE LOCATION

Set in the historic market town of Hadleigh, the area is rich in character, with charming streets, period architecture and landmarks such as St Mary's Church and the Deanery Tower. The weekly market adds to the strong sense of community.

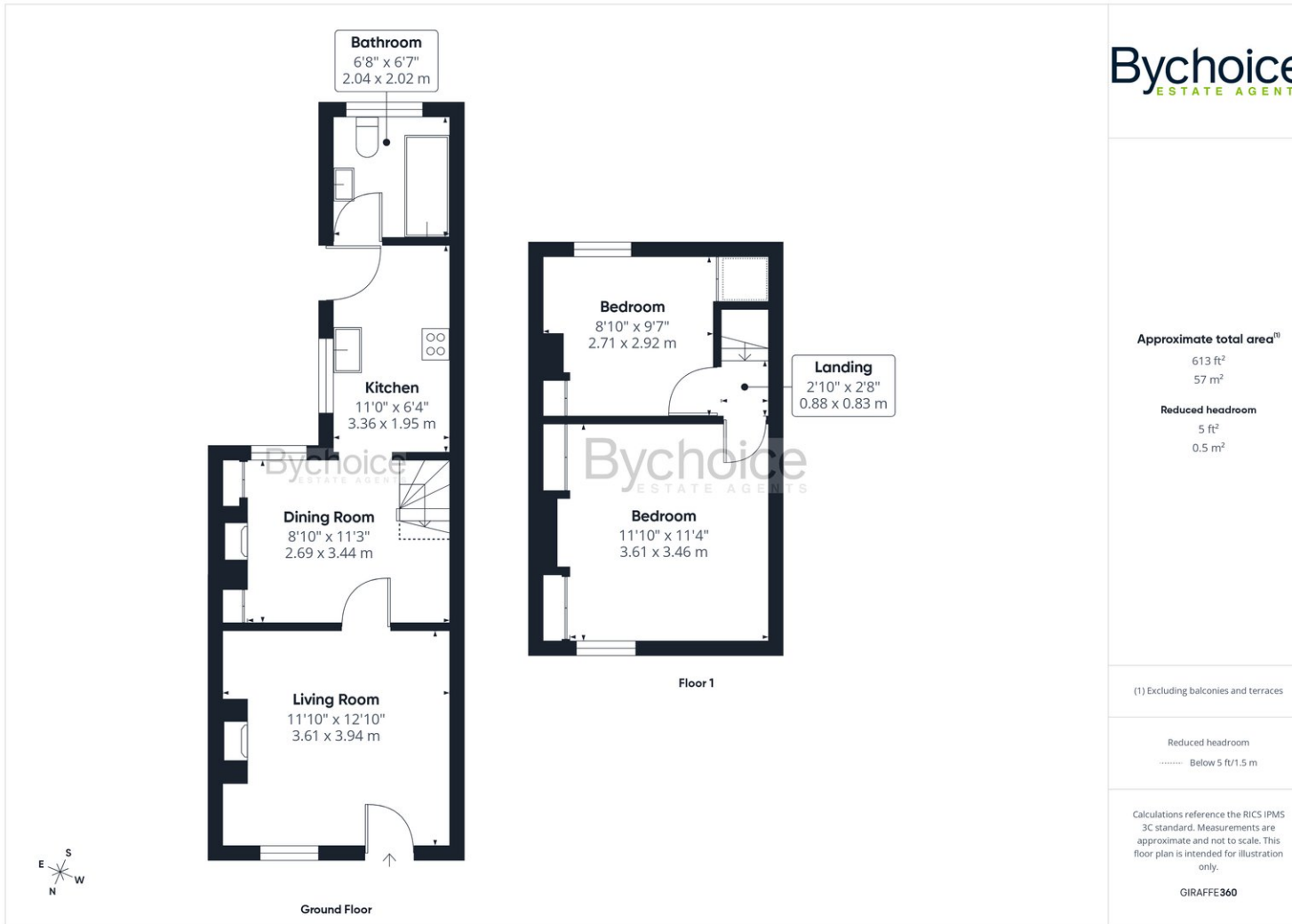
A range of local amenities are within easy reach, including independent shops, cafés and everyday conveniences, alongside well-regarded schooling options.

Surrounded by the Suffolk countryside, the area offers scenic walks and access to nearby beauty spots such as Dedham Vale and Constable Country. A variety of events, including the popular Hadleigh Show, take place throughout the year, adding to the town's appeal.









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**Approximate total area<sup>(1)</sup>**

613 ft<sup>2</sup>

57 m<sup>2</sup>

**Reduced headroom**

5 ft<sup>2</sup>

0.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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 – Freehold

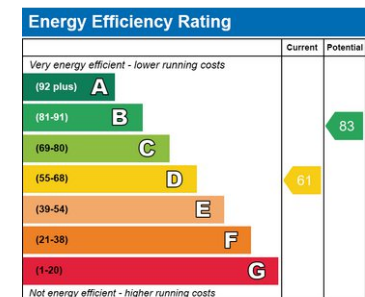
Broadband – Ultrafast broadband available, download speeds of up to 1000 Mbps and upload speeds of up to 1000 Mbps (Ofcom data)

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

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

Property Construction – Brick Construction

Rights and Restrictions – Benefits From Right Of Way Over The Property To The Left



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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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