

Bychoice

ESTATE AGENTS



Angel Street, Hadleigh, Suffolk

£1,150

Property Summary

A well-presented two-bedroom house offering bright and comfortable accommodation throughout, featuring a spacious living room with French doors to the rear garden, fitted kitchen, family bathroom, allocated parking. Conveniently situated within walking distance of the town centre and local amenities.

- Available now
- Two bedroom house
- Walking distance to town centre
- Spacious living room
- French doors to rear garden
- Modern fitted kitchen



THE PROPERTY

Situated within walking distance of the town centre and local amenities, this well-presented two bedroom home offers bright and well-proportioned accommodation, an enclosed rear garden and allocated parking.

The accommodation comprises an entrance hall with stairs rising to the first floor and a useful understairs storage cupboard. The kitchen is fitted with a range of base and wall-mounted units, provides space for appliances and benefits from a door giving side access to the garden. To the rear, the spacious living room features attractive wood-effect flooring, a rear aspect window and French doors opening onto the enclosed rear garden.

On the first floor, the landing provides access to a useful storage cupboard, two bedrooms and the family bathroom. The bathroom is fitted with a panelled bath with shower over, pedestal wash hand basin and WC. The main bedroom is a generous double with built-in wardrobe space and an additional storage cupboard, while the second bedroom is a well-proportioned single overlooking the rear garden.

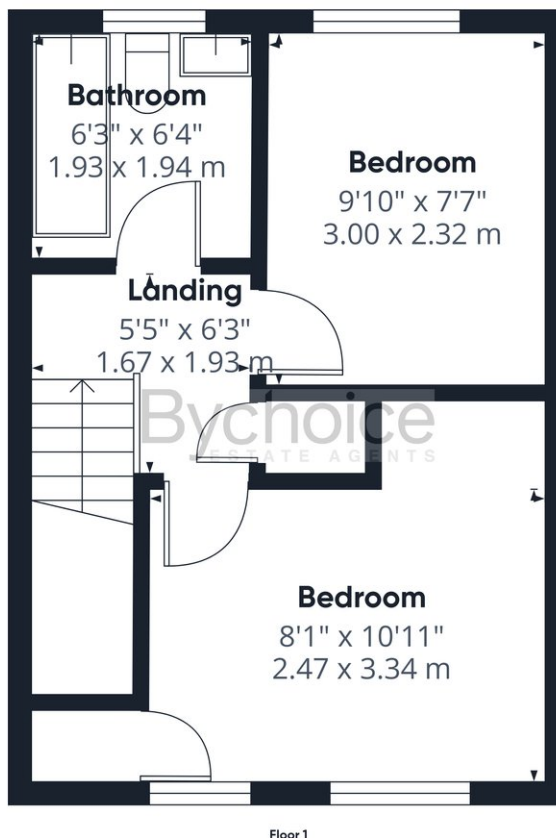
Outside, the property enjoys a small front garden laid to lawn with a pathway leading to the front door. Gated side access leads to the low-maintenance rear garden, which is mainly laid to patio, providing an ideal space for outdoor seating and entertaining. The property also benefits from allocated parking.

THE LOCATION

Immerse yourself in the town's past as you wander through the streets lined with centuries-old buildings, including the majestic St. Mary's Church and the iconic Deanery Tower. Experience the bustling atmosphere of the weekly market, where locals gather to browse stalls brimming with fresh produce and artisanal goods, creating a sense of community and tradition.

Enjoy the convenience of local amenities, from quaint cafes and boutique shops to modern conveniences, all within easy reach. Hadleigh offers excellent schooling options, making it an ideal choice for families seeking a balanced lifestyle.





Approximate total area¹
553 ft²
51.3 m²

(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.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Additional Information

Council Tax Band: B

Local Authority: Babergh District Council

Post Code: IP7 5BY

Viewings by appointment only

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