

Bychoice

ESTATE AGENTS



Queen Street, Hadleigh

£975

Property Summary

Available early November, Bychoice are pleased to offer this spacious two-bedroom, first-floor flat situated in the heart of Hadleigh town centre, conveniently located within easy walking distance of a range of local amenities. The property benefits from generous living accommodation, a fitted kitchen, home office and ample storage throughout.

- Available in November
- 2 double bedrooms
- Large open-plan living area
- Separate office space
- Ample storage
- Bathroom



THE PROPERTY

This spacious two-bedroom first-floor flat is situated in the heart of Hadleigh town centre, offering generous and versatile accommodation throughout.

The property comprises an entrance hall leading to a bright and spacious lounge/diner, a well-equipped fitted kitchen and two good-sized bedrooms. The principal bedroom benefits from built-in wardrobes, while the second bedroom also offers built-in storage. There is also a useful home office, providing an ideal space for those working from home, along with a family bathroom and additional storage cupboards.

The lounge/diner provides a particularly generous living space, with plenty of room for both seating and dining areas. The property also benefits from gas central heating and is conveniently positioned for access to the town centre.

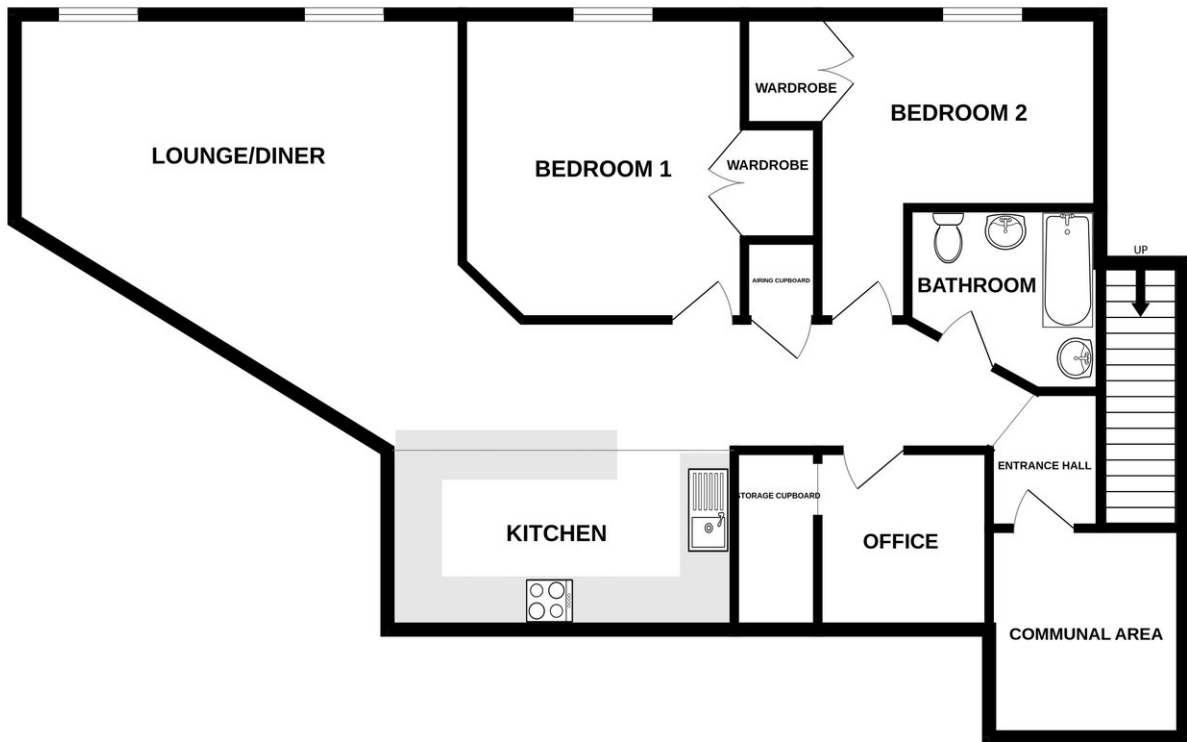
THE LOCATION

Situated in the centre of the popular market town of Hadleigh, the property is within easy walking distance of a wide range of local amenities, including independent shops, cafés, pubs, restaurants and everyday conveniences.

Hadleigh is surrounded by attractive Suffolk countryside, offering plenty of opportunities for scenic walks and outdoor pursuits. The nearby towns of Ipswich, Sudbury and Manningtree provide further shopping, leisure and transport links.

Combining spacious and versatile accommodation with a highly convenient town centre location, this flat makes an ideal home for those looking to enjoy everything Hadleigh has to offer.

1ST FLOOR
1056 sq.ft. (98.1 sq.m.) approx.



TOTAL FLOOR AREA : 1056 sq.ft. (98.1 sq.m.) approx.
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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Additional Information

Council Tax Band: A

Local Authority: Babergh District Council

Post Code: IP7 5DZ

Viewings by appointment only

Tel: 01787 468408

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