



Hizzy
ESTATE AGENTS

113 High Street, Hadleigh, IP7 5EJ

£185,000

- Charming two bedroom Grade II listed cottage
- Cosy living room with exposed beams and fireplace
- Modern rear kitchen, light and bright
- Principal bedroom with high ceilings
- High Street location close to amenities
- South facing rear garden
- Utility room with appliance space
- Second bedroom accessed via principal bedroom

About the property

A charming two bedroom period timber-framed Grade II listed semi-detached cottage, ideally situated on Hadleigh High Street with an array of boutique shops, cafés and local amenities right on your doorstep. Brimming with character, the property features a cosy front living room with fireplace and exposed beams, leading through to an inner lobby with stairs to the first floor. To the rear, a modern, light and airy kitchen is complemented by a useful utility room with space for appliances and access to the garden. Upstairs, the stairs lead straight into the principal bedroom with high ceilings, which then leads through to an en suite shower room. Via a small lobby is the second bedroom, also ideal as a nursery, dressing room or home office.

Please note, the property is located adjacent to a local garage, and the second bedroom is accessed through the principal bedroom and shares the en suite shower room.

Outside

Outside, the property has a right of access to the rear garden via the gate to the side. The garden which has a South facing aspect comprises a small lawn, vegetable patch and a hardstanding area along with two brick built storage areas. **Please note that there is a right of way across the rear garden for the adjoining property.

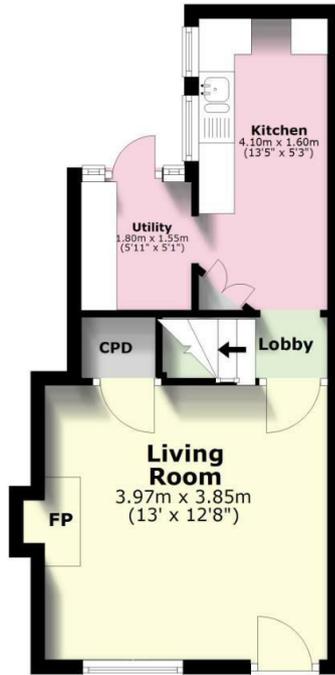
Useful info

All mains services are connected with the heating being gas fired via radiators (not tested by the agents). Currently a band "A" council tax rating with the local authority being Babergh and Mid Suffolk District Councils, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX. Broadband download and upload speed up to 1000 mbps (Source Ofcom). Mobile Network, EE good outdoor and in-home, O2 good outdoor and variable in-home, Three variable outdoors, Vodafone good outdoor (Source Ofcom) Please Note that no services have been tested by the agents.

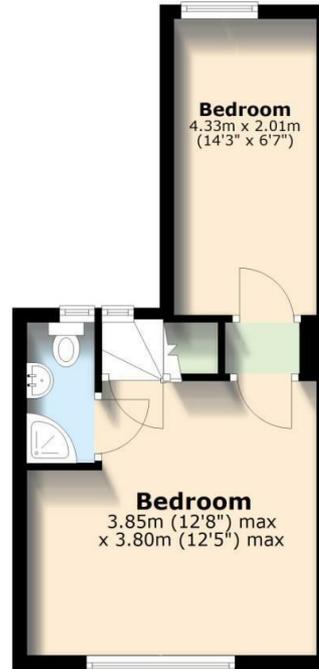




Ground Floor



First Floor



Total area: approx. 53.4 sq. metres (574.9 sq. feet)

The Floorplan is intended as a guide only and all measurement are approximate and not to scale.
Plan produced using PlanUp.

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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