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## 22 Bridge Street, Hadleigh, Ipswich, IP7 6DB

### £200,000

#### About the property

Situated almost opposite the town's cricket ground in the heart of Hadleigh, this charming two-bedroom Victorian home offers a fantastic opportunity for buyers looking to put their own stamp on a property. Whilst it is fair to say the house would benefit from some internal updating, it provides excellent potential to create a lovely home in a highly convenient and sought-after location. The property is positioned on the flat and is within comfortable walking distance of the High Street's amenities, as well as nearby countryside walks. Offered with no onward chain, the accommodation comprises a welcoming living room featuring a coal-effect gas fire, creating a cosy focal point. To the rear is a kitchen and a separate utility room (which we understand was originally one larger room), along with a ground floor bathroom. Upstairs, there are two bedrooms, both benefiting from built-in storage space. A new boiler was fitted approximately four years ago. Currently, heating is provided by gas convector heaters in the bedrooms and the gas fire in the living room. Whilst there is no full central heating system connected at present, this could potentially be installed subject to a buyer's requirements.

#### Outside

Externally, the property enjoys a paved rear garden with a brick shed. There is access over the neighbouring property to reach the rear garden. Although there is no official allocated parking, residents generally park to the front of the property as there are no double yellow lines in place.

#### Useful info

All mains services are connected. Currently a band "B" council tax rating with the local authority being Babergh and Mid Suffolk District Councils, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX. Broadband download speed up to 1000 mbps and upload up to 1000mbps (Source Ofcom). Mobile Network, EE good outdoor and in-home, O2 good outdoor and variable in-home, Vodafone variable outdoor and Three good outdoor (source Ofcom).





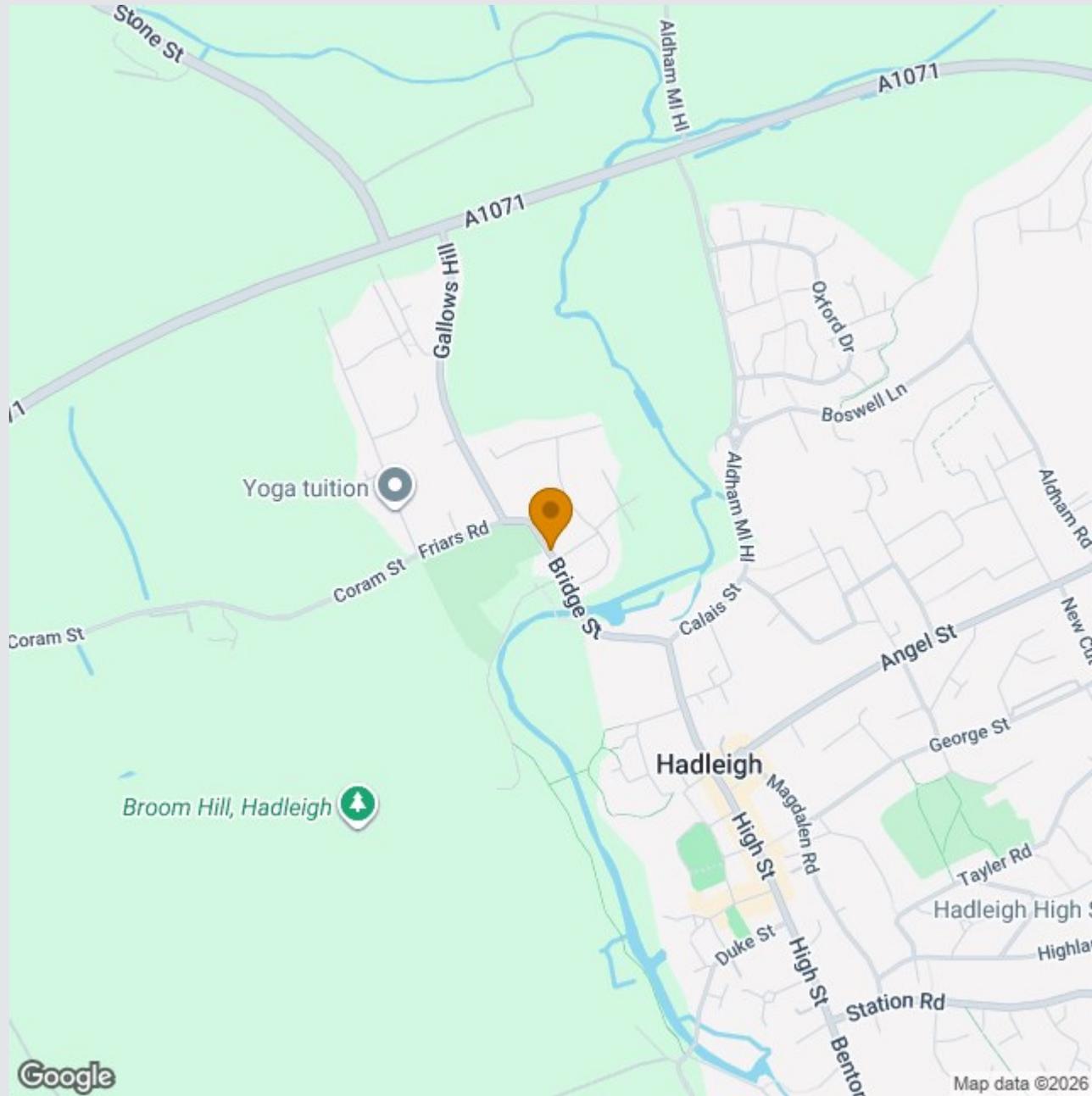
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- Two bedroom Victorian home
- Offered with no onward chain
- Two bedrooms with built-in storage

- Close to the town's cricket ground
- Living room with coal-effect gas fire
- Paved rear garden with brick shed

- Walking distance of the High Street
- Kitchen, utility room and ground floor bathroom
- Great potential to personalise and enhance

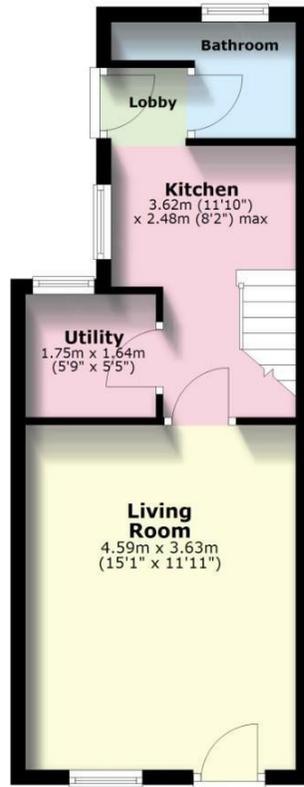




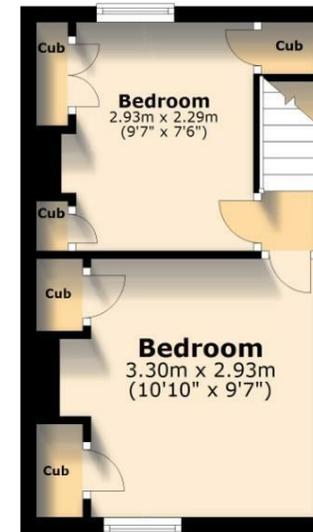
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Map data ©2026

**Ground Floor**



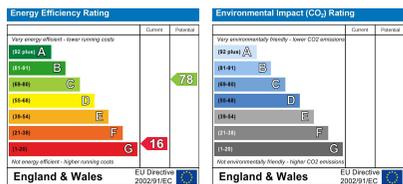
**First Floor**



Total area: approx. 54.9 sq. metres (591.1 sq. feet)

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

EPC



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