



**62a Angel Street**  
 Hadleigh, Ipswich, IP7 5EY  
 £175,000

NO ONWARD CHAIN | 2 Bedrooms | Living Room | Kitchen | Ground Floor Shower Room | Gas Fired Central Heating | Double Glazing | Rear Garden | Off Road Parking For 1 Car | Updating Required





### About the property

Believed to have been built early 1900's, this 2 bedroom semi detached house located on Angel Street is offered for sale with NO ONWARD CHAIN. There is a small entrance hall with stairs leading to the first floor and access to the living room. The living room benefits from a particularly tall ceiling as well as 2 double glazed sash windows which provide ample natural light. Accessed from here; the shower room is tiled & has a white suite. The Kitchen is also accessed from the Living Room; there are plenty of cupboards, space for oven, undercounter fridge/freezer and washing machine. The boiler (fitted 2019) is located in the kitchen and there is access to

the rear garden from here too. On the first floor there are 2 bedroom, the larger of which benefits from a built in storage cupboard.

### Outside

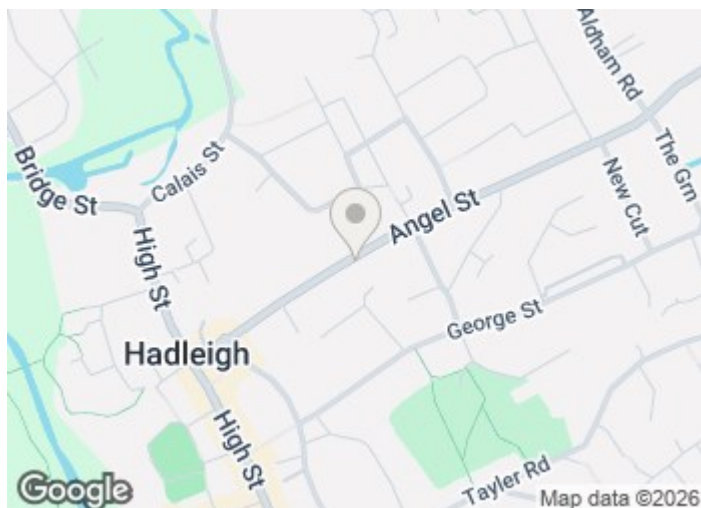
There is a patio area directly behind the property and timber shed sitting on a concrete hard-standing. Steps lead up to a lawn area. The garden is enclosed by timber fencing and brick wall. Please note there is no external access to the rear garden. There is off road parking for 1 car located directly outside the front of the property.

### Useful info

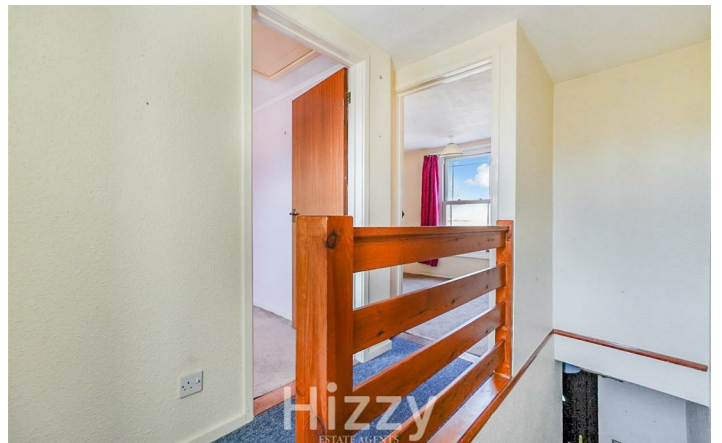
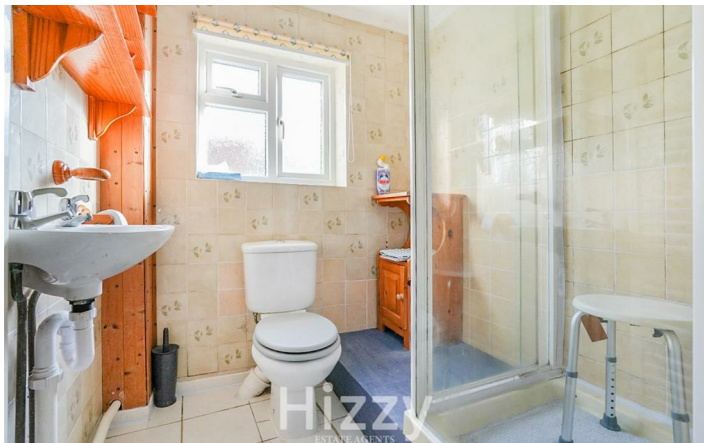
Mains water & electricity are connected to the property. The council tax band is currently 'B'

with the local authority being Babergh and Mid Suffolk District Councils, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX. What3words location is

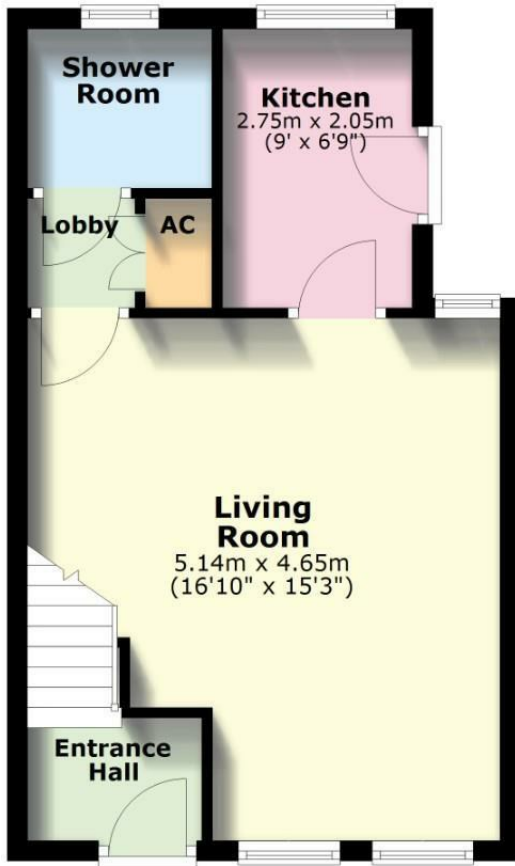
///innovator.cloth.grasp  
Broadband download speed up to 1000 mbps and upload speed up to 1000 mbps (source Ofcom). Mobile network coverage on EE is good outdoor & in home, O2 is good outdoor & variable in home, coverage on Three & Vodafone is good outdoor.



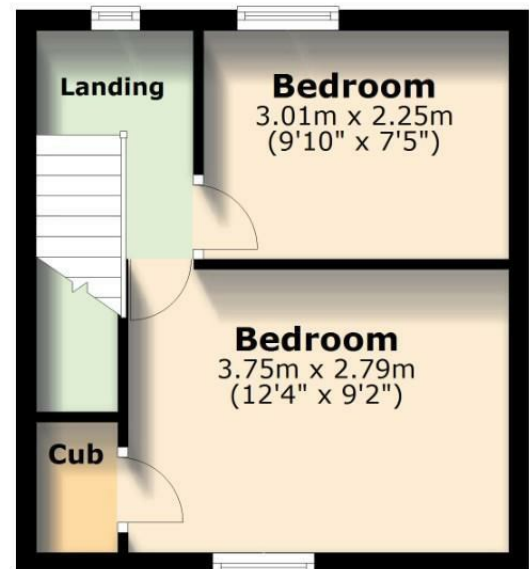
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



## Ground Floor



## First Floor



Total area: approx. 55.5 sq. metres (597.8 sq. feet)

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

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