



52 ANGEL STREET

Hadleigh | Suffolk



Chapman Stickels

52 ANGEL STREET, HADLEIGH, SUFFOLK, IP7 5EY

A 2-BEDROOM VICTORIAN COTTAGE CONVENIENTLY LOCATED CLOSE TO
THE TOWN CENTRE

Colchester – 13 miles

Manningtree – 9 miles

Ipswich – 9 miles

-
- Entrance porch ● Sitting room ● Dining room ● Kitchen ● Downstairs bathroom ●
 - 2 double bedrooms ● Rear garden ●





The Property

52 Angel Street is a mid-terrace cottage located close to the centre of the market town of Hadleigh. Set back from the road in a row of just 4 other houses, the property is well placed for all the towns' amenities.

Accessed via a small porch to the front, the accommodation is deceptively spacious and well laid out; despite requiring some cosmetic updating. A cosy sitting room leads through to the dining room with inset storage space, and the kitchen beyond which is fitted with a range of cupboards and worksurfaces with space for white goods below. To the rear of the house is the bathroom fitted with a washbasin, WC, shower over bath, and frosted windows to the outside.



Upstairs are two good sized double bedrooms, both with large windows affording plenty of natural light for a bright and airy feel.

Outside, the property has a small rear cottage garden which is mainly laid to lawn. To the front of 52 Angel Street is a partly walled area with space for bin storage.



Agents Note

This property is suitable for investment only. There is a tenant in situ on an Assured Shorthold Tenancy expiring mid-June 2023.

EPC Rating

Current D(61), Potential B(81).

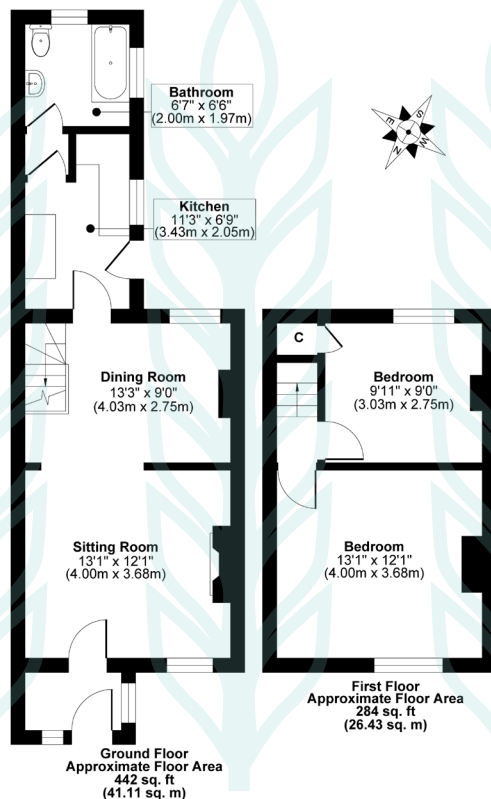
Services

All mains services are connected.

Local Authority and Council Tax

Babergh with Mid Suffolk District Council.
Band B.

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Chapman Stickels

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