



# 36 BENTON STREET

Hadleigh | Suffolk



Chapman Stickels



# 36 BENTON STREET, HADLEIGH, SUFFOLK, IP7 5AT

A WELL-PRESENTED 2-BEDROOM COTTAGE WITH GARDENS  
OVERLOOKING THE BRETT VALLEY

Ipswich - 10 miles

Colchester - 13 miles (London Liverpool Street from 48mins)

Manningtree - 9 miles (London Liverpool Street from 59mins)

- Sitting/dining room ● Bathroom ● Kitchen ● Basement ● Landing ●
- 2 double bedrooms ● Rear gardens ●





## The Property

Having much appeal, 36 Benton Street comprises a two-bedroom Victorian cottage which has been recently improved and tastefully modernised to an excellent standard throughout. The house is entered into a spacious and welcoming double reception room with open fire and hardwood flooring. Beneath the stairs to one corner is a basement which provides useful storage space. To the rear is the upgraded bathroom and kitchen which has been comprehensively refitted with attractive terracotta tiled flooring, hardwood worksurfaces and inset butlers sink. The first floor provides two double bedrooms, with the rear bedroom overlooking the Brett Valley.

Outside, the house is recessed from the road with a front garden defined by a red brick wall. The principal garden is to the rear, which includes the recent extension of a raised York stone terrace with steps leading to the lawn with timber shed. The garden enjoys a private, south-west facing aspect which backs onto water meadows abutting the River Brett.

## Location

The property is located on Benton Street which is some 0.25 miles to the south of the town centre. Hadleigh offers a wide range of local amenities including restaurants, pubs, sports facilities and a wide selection of shops.

## Services

All mains services are connected.

## Local Authority and Council Tax

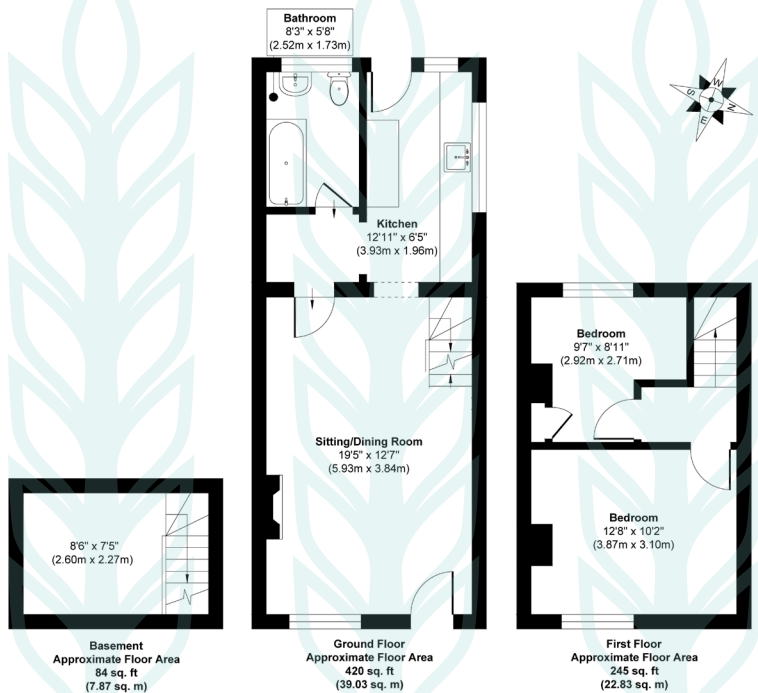
Babergh & Mid Suffolk District Council  
Band B (2021/22)

## EPC Rating

Current D(62), Potential B(88).



## 36 Benton St, Hadleigh, IP7 5AT



**Approx. Gross Internal Floor Area 749 sq. ft / 69.73 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.



### Chapman Stickels

The Corn Exchange,  
Market Place,  
Hadleigh,  
Suffolk,  
IP7 5DN

info@chapmanstickels.co.uk  
www.chapmanstickels.co.uk

01473 372 372

### All enquiries:

**Benedict Stickels**  
ben@chapmanstickels.co.uk

**Robert Chapman**  
robert@chapmanstickels.co.uk



Scan the QR code to visit our website



rightmove

PrimeLocation.com

onTheMarket.com

Zoopla



**IMPORTANT NOTICE**  
Chapman Stickels states these particulars are for general information only and do not constitute an offer or contract or part thereof. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate where stated. Any prospective purchaser must satisfy themselves of the accuracy of the information within these particulars by inspection or otherwise. Chapman Stickels does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building restrictions), nor can it enter into any contract on behalf of the client. We do not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. If there is anything of particular importance to you, please contact us where we will endeavour to have any information or queries checked.