



9 QUEEN STREET

Hadleigh | Suffolk



Chapman Stickels

9 QUEEN STREET HADLEIGH, SUFFOLK, IP7 5DZ

A CHARMING TWO BEDROOM GROUND FLOOR APARTMENT
DISCREETLY LOCATED IN THE HISTORIC HUB OF HADLEIGH

Colchester – 12 miles

Ipswich – 10 miles

Manningtree – 9 miles

- Entrance hall
- Kitchen / breakfast room
- Pantry
- Sitting room
- Two bedrooms
- Utility room
- Cellar
- Two stores
- Rear and side gardens





The Property

Attractively set to the end of a minor 'no through road', 9 Queen Street is a spacious Grade II Listed apartment comprising the entire ground floor of a former three storey Victorian townhouse. Built in 1838, the property provides architectural features which are typical of its era, including symmetically proportioned rooms with high ceilings and sash windows that provide much natural light. Of particular note are the delightful views over the south-west facing garden and the adjacent St Mary's Churchyard via both double bedrooms. The spacious sitting room provides further views over the attractive street scene of Queen Street, where all the neighbouring properties were built at the same time. Beyond the sitting room is the kitchen / breakfast room which is fitted on two walls with numerous cupboards and drawers, integral appliances and worksurfaces with inset gas hob and extractor over.

Outside, a courtyard to the rear (south) provides a raised decking area and pedestrian access onto Church Walk. Connected to the pantry is a former washhouse which comprises the utility room with two adjoining stores.

A further area of garden is to the west which enjoys fabulous views over the neighbouring churchyard. Defined by a white picket fence, the garden consists of a seating area and path flanked by areas of lawn.

Location

Queen Street is located in the centre of the town, with the High Street only some 50 metres away. Hadleigh is a popular and picturesque historic market town offering an extensive range of local amenities including restaurants, pubs, educational and sports facilities and a wide selection of independent shops. There is a wonderful variety of period properties, and the town is surrounded by gently rolling countryside. Fastest trains to Liverpool Street from Manningtree take from 55 minutes, and from Colchester Station from about 48 minutes, in addition to Crossrail from Shenfield accessible by car and rail.

Agents note

The leasehold is held on a 125-year term from the 28th May 2010.

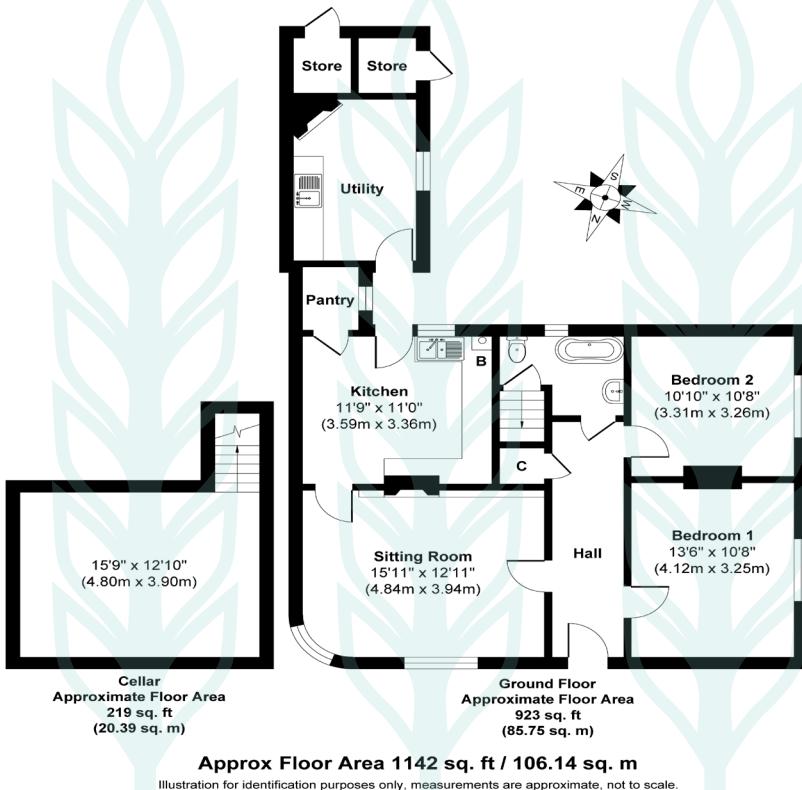
A £50 annual sum is paid for the ground rent. The freeholder calls for one third of the building insurance, which is currently set at £300 per annum (2023)

Services

We understand all mains services are connected, including gas-fired central heating.

Local Authority and Council Tax Band
Babergh & Mid Suffolk District Council
Band A (2023)

Flat 9, Queen Street, Hadleigh, IP7 5DZ



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

Cleo Shiel
cleo@chapmanstickels.co.uk

Robert Chapman
robert@chapmanstickels.co.uk



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