

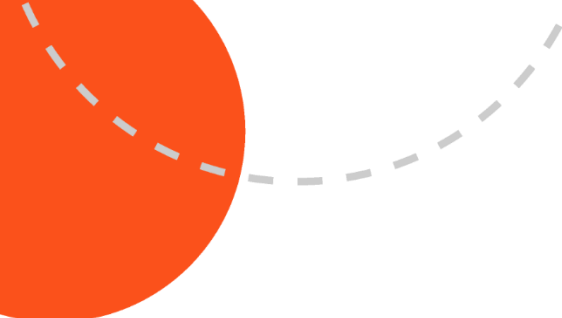


Church Road, Hadleigh, Essex, SS7 2EJ

3 Bedroom Semi-Detached House / £1,450 pcm / t. 01702 555888



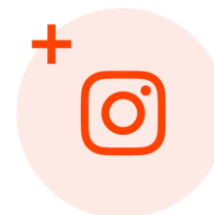




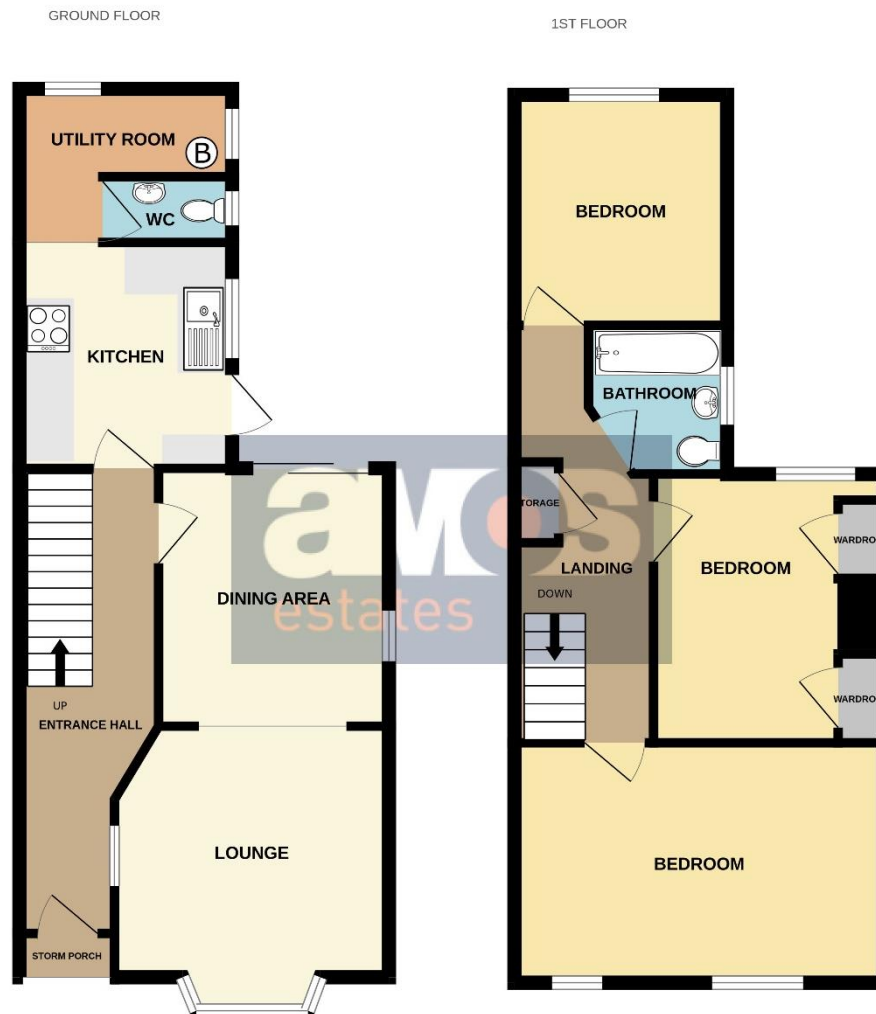
Located in central Hadleigh close to local shops and amenities we find this recently refurbished **three bedroom** semi-detached family home.

The property offers a generous size lounge/diner, a modern kitchen with a utility room and a downstairs cloakroom. On the first floor there are three double bedrooms and a brand new three piece bathroom suite. Externally there is a large rear garden with a garage ideal for storage.

Find us on



**A space to
call home.**



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023





Highlights

- / Lounge 22'09 X 11'06
- / Refurbished Kitchen 9'05 X 8'10
- / Utility Room
- / Ground Floor Cloakroom
- / Bedroom One 15'05 X 10'00
- / Bedroom Two 12'02 X 8'07 With Built in Wardrobes
- / Bedroom Three 8'11 X 9'07
- / Newly Installed Three Piece Bathroom
- / Brand New Efficient Combi Boiler
- / Large Rear Garden
- / Garage For Storage
- / Available For a September Move
- / EPC Band D
- / Council Tax Band D

Agents Note /

The landlord has made us aware that extra insulation has been added to most of the external walls for added warmth.

Double glazed entrance door and storm porch leading to.

Entrance Hall /

Stairs to first floor accommodation, radiator, understairs storage cupboards, gas meter, door to kitchen and lounge, obscured window providing additional light from the lounge, power points.

Lounge /

22'09 x 11'06

Double glazed bay window to front aspect, double glazed sliding door leading to rear garden, double glazed window to side aspect, newly fitted carpet, obscured window providing additional light from the entrance hall, two radiators, space for dining table and chairs, four wall lights and two ceiling light points, power points.

Refurbished Kitchen /

9'05 x 8'10

White units at both eye and base level, newly installed oven with four ring electric hob and extractor fan above, stainless steel single drainer sink unit with mixer tap, part tiled walls, tiled floor, radiator, double glazed door leading to rear garden.

Utility Room /

A new condensing combination boiler, double glazed window to side aspect, tiled floor, power point.

Ground Floor Cloakroom /

Two piece suite comprising of low level W/C and wall mounted wash hand basin with separate taps, double glazed obscured window to side aspect, radiator, tiled floor.



Landing /

Stairs to ground floor accommodation, fitted carpet, storage cupboard, loft access.

Bedroom One /

15'05 x 10'

Two double glazed windows to front aspect, radiator, newly fitted carpet.

Bedroom Two /

12'02 x 8'07 with built in wardrobes

Double glazed window to rear aspect, fitted carpet, built in wardrobes, power points.

Bedroom Three /

8'11 x 9'07

Double glazed window to rear aspect, fitted carpet, power points.

Bathroom /

Newly installed three piece suite comprising of panelled bath with mixer tap, wall mounted shower attachment, and fixed glass shower screen, pedestal wash hand basin, low level W/C with push button flush, extractor fan, tiled floors and floor covering.

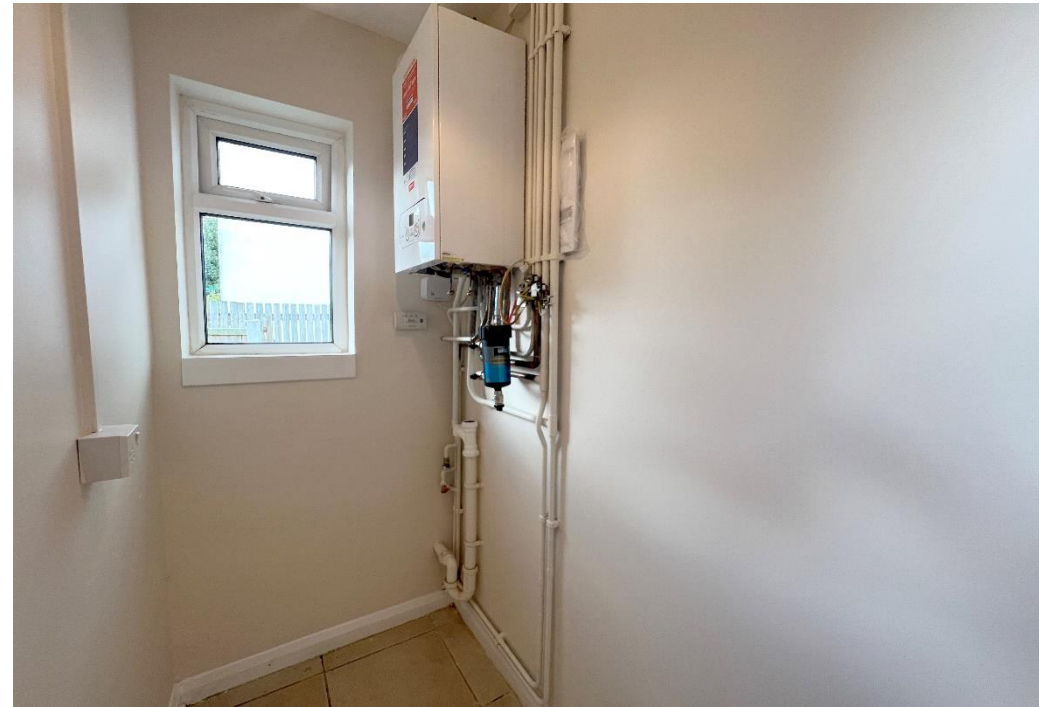
Large Rear Garden /

Great size rear garden with paving to immediate rear with access to the detached garage, remainder laid to lawn with shrub borders.

Garage /

Double opening doors, perfect for storage.

Available September / EPC Band D / Council Tax Band D / Full Referencing Required







at the heart of property.

Our professional and personal approach to property isn't just limited to residential sales. With a thriving commercial team, a dedicated mortgages expert and the longest established lettings and management department in Hadleigh and Hockley, we offer clients an exceptional experience, no matter what service they need.

Hadleigh Office: 319 London Road, Essex SS7 2BN **t:** 01702 555 888 **e:** hadleigh@amosstates.com

Hockley Office: 1A Spa Road, Hockley, Essex, SS5 4AZ **t:** 01702 207 720 **e:** hockley@amosstates.com

amosstates.com