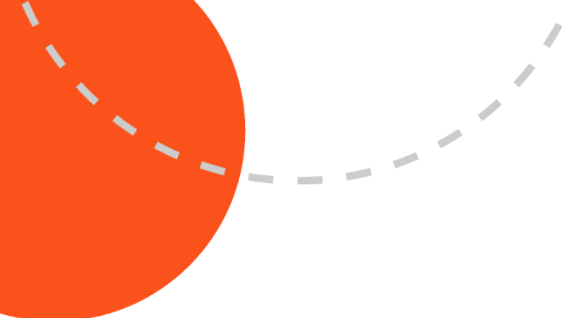




Heather Drive, Hadleigh, Essex, SS7 2EL

Three bedroom semi-detached house / Price £375,000 / t. 01702 555888

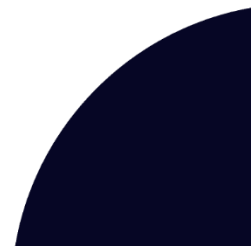
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Offered with no onward chain and needing some general modernisation is this character **three bedroom** semi-detached family home. Accommodation includes two reception rooms, spacious kitchen/breakfast room, good size bedrooms and a three piece bathroom suite together with rear and side gardens and off street parking (subject to the garden being cut back). Also benefiting from uPVC double glazing throughout and gas central heating via combination boiler.

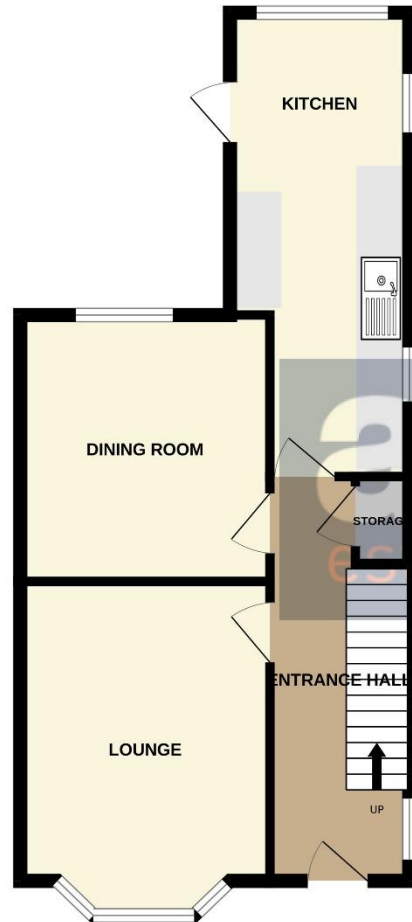
Ideally located a short distance from local woodland, Hadleigh Town and Leigh mainline station with direct links into London Fenchurch Street whilst also having excellent local schools nearby, the property being within the Hadleigh Infant and Junior school catchments. Offered with no onward chain, viewings are advised.

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GROUND FLOOR



1ST FLOOR



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.
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Highlights

- \ **Character Three Bedroom Semi Detached Family Home**
- \ **No Onward Chain**
- \ **Two Reception Rooms**
- \ **Spacious Kitchen/Breakfast Room**
- \ **Family Bathroom Suite**
- \ **Rear & Side Gardens**
- \ **Potential For Off Street Parking**
- \ **Needing General Modernisation**
- \ **Gas Central Heating Via Combination Boiler**
- \ **Upvc Double Glazing Throughout**
- \ **Popular Turning**
- \ **Excellent School Catchments**
- \ **Easy Reach of Leigh Station**
- \ **Close To Woods & Hadleigh Town**
- \ **EPC Band – C**

Composite entrance door opening to entrance hall.

**Entrance Hall 16'11 x 5'10 **

Exposed wood flooring, radiator, uPVC double glazed window to side, carpeted stairs with timber balustrade leading to first floor, power points, understairs storage cupboard housing meters, doors to accommodation off.

**Lounge 13'11 Into Bay x 10'5 **

uPVC double glazed bay window to front, exposed wood flooring, radiator, power points, TV point, feature brick fireplace.

**Dining Room 11'1 x 10'6 **

uPVC double glazed window to rear, fitted carpet, power points, exposed wood flooring.

**Kitchen 19'5 x 7'3 Maximum **

Stainless steel sink and drainer unit inset into a range of roll edge worktops with cupboards and drawers beneath and matching eye level units, space and plumbing for a washing machine, space for a tall fridge freezer, space for a cooker, space for a tumble dryer, uPVC double glazed windows to side and rear, uPVC double glazed door to side leading to rear garden, exposed wood flooring, power points, radiator.

**Landing 9'2 x 5'11 **

Fitted carpet, uPVC double glazed window to side, power points, doors to accommodation off.

**Bedroom One 13'10 x 10'5 **

uPVC double glazed bay window to front, laminate flooring, radiator, power points, fitted wardrobes.

**Bedroom Two 11'1 x 10'6 **

uPVC double glazed window to rear, exposed wood flooring, radiator, power points.





**Bedroom Three 7'7 x 5'11 **

uPVC double glazed window to front, fitted carpet, power points.

**Bathroom 8'7 x 5'10 Increasing to 7'4 **

Three piece suite comprising panelled bath, pedestal wash basin, low flush WC, half tiled walls, radiator, uPVC obscure double glazed window to rear, exposed wood flooring, cupboard housing Vaillant combination boiler.

**Outside **

Wrap around rear and side gardens mainly laid to established lawn with drop down kerb installed for potential off street parking subject to overgrown being cleared.



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We recommend our customers use our panel of Conveyancers/Solicitors. It is your decision whether you choose to deal with our recommendation, and you are under no obligation to do so. You should know that we may receive a referral fee of £150 to £200 per transaction from them. Should you arrange a Mortgage through our recommended mortgage advisor, again of which there is no obligation we will receive a commission fee. The amount of commission will depend on the size of the loan and any associated products that you decide to take.

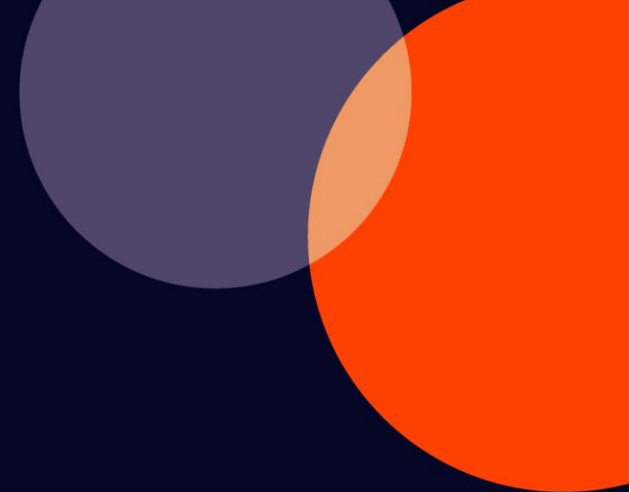
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