

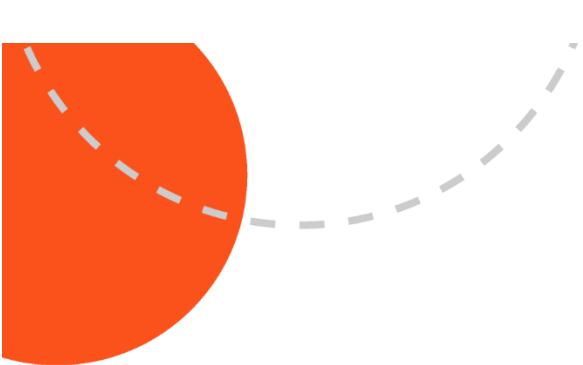


Willow Walk, Hadleigh, Essex, SS7 2RW

2 Bed Terraced House / Offers In Excess Of £290,000 / t. 01702 555888

**amos**

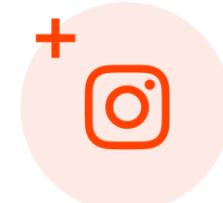




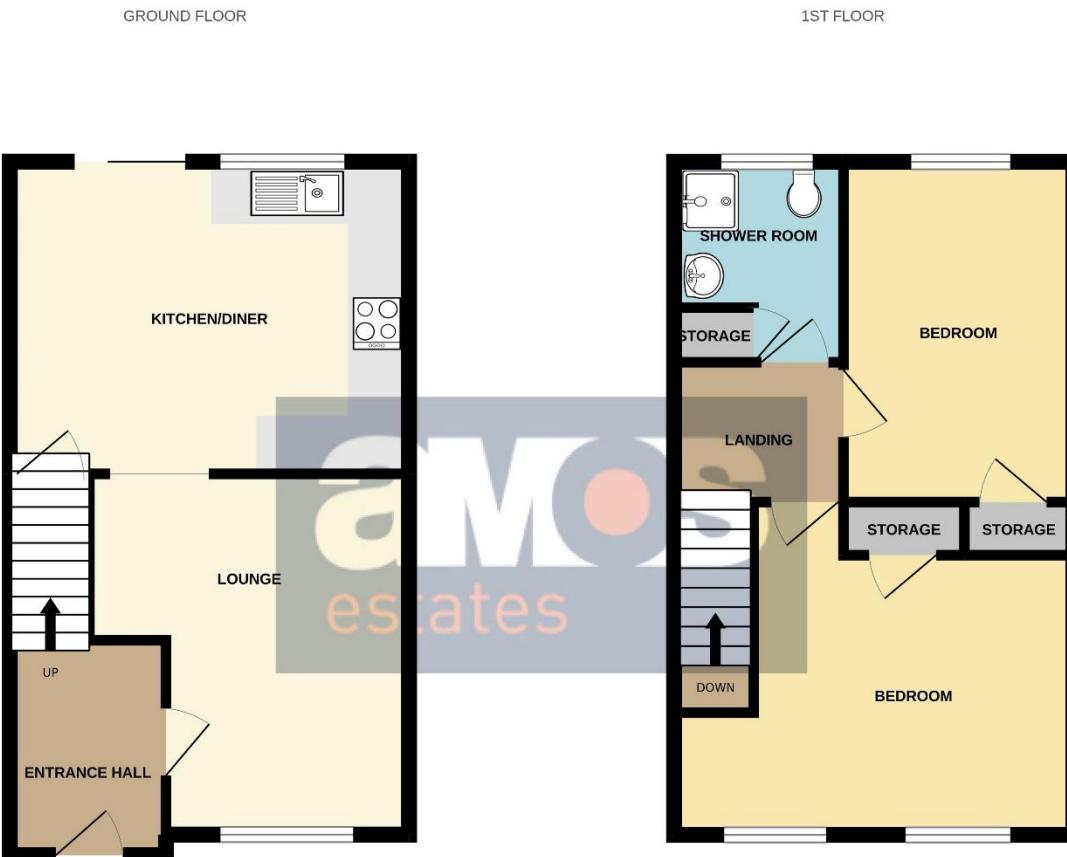
**Being sold with a tenant in situ on an AST is this good size **two bedroom** terraced family home in this popular turning within Hadleigh. Having lounge with doorway to kitchen/diner, generous size bedrooms and a wet room together with low maintenance rear garden and garage within a block. We understand the property has been re-wired throughout, re-plastered throughout, new doors throughout and has new skirting/architraves throughout.**

Situated in this quiet location within walking distance of Hadleigh Town Centre, local amenities and supermarkets whilst also having excellent local schools and transport links within easy reach. Offered with no onward chain viewings are advised.

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**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.  
Meets with Metropix 6/2022





## Highlights

- / Entrance Hall 7'9 x 5'10**
- / Lounge 13'4 x 11'11 Maximum measurements**
- / Kitchen/Diner 15' x 11'7**
- / Bedroom One 14'11 Max reducing to 12'3 x 11'8**
- / Bedroom Two 12'7 x 8'10**
- / Wet Room 8'2 x 5'11**
- / Rear Garden Measuring Approximately 24ft**
- / Garage**
- / Popular Location**
- / Close To Town Centre**
- / Walking Distance To John Burrows & Hadleigh Castle**
- / Double Glazed**
- / We understand the property has been re-wired throughout, re-plastered throughout, new doors throughout and has new skirting/architraves throughout.**



Entrance door to:

### **Entrance Hall \**

**7'9 x 5'10 (2.36m x 1.77m)**

Fitted carpet, radiator, smooth plastered ceiling, carpeted stairs to first floor accommodation, power points, door to:

### **Lounge \**

**13'4 x 11'11 Maximum measurements (4.06m x 3.63m)**

Double glazed window to front, fitted carpet, radiator, power points, TV point for wall mounted flat screen television, smooth plastered ceiling with inset spotlights, doorway to:

### **Kitchen/Diner \**

**15' x 11'7 (4.57m x 3.53m)**

Sink and drainer unit inset into a range of roll edge worktops with cupboards and drawers beneath and matching eye level units, integrated oven, space and plumbing for washing machine, inset four ring gas hob, space for tall fridge freezer, smooth plastered ceiling with inset spotlights, vinyl flooring, double glazed window to rear, double glazed sliding patio doors leading to rear garden, under stairs storage cupboard.

### **Landing \**

Continuation of fitted carpet, smooth plastered ceiling, power points, doors to accommodation off.

### **Bedroom One \**

**14'11 Max reducing to 12'3 x 11'8 (4.54m Max reducing to 3.73m x 3.55m)**

Double glazed windows to front, fitted carpet, power points, radiator, storage cupboard.

### **Bedroom Two \**

**12'7 x 8'10 (3.83m x 2.69m)**

Double glazed window to rear, fitted carpet, smooth plastered ceiling, power points, radiator, storage cupboard.



## **Wet Room \**

**8'2 x 5'11 (2.48m x 1.8m)**

Comprising push button w.c, vanity wash basin, walk in shower area with shower over, obscure double glazed window to rear, radiator, smooth plastered ceiling, extractor, storage cupboard.

## **Rear Garden \**

Measuring approximately 24ft commencing with area laid to patio whilst the remainder is mainly laid to lawn, screen panelled fencing to borders, timber gate providing rear access.

## **Garage \**

Up and over door to front, situated in a block to the rear of the property.



## **PLEASE NOTE:-**

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.

## **The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).**

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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**Hadleigh Office:** 319 London Road, Essex SS7 2BN **t:** 01702 555 888 **e:** [hadleigh@amosestates.com](mailto:hadleigh@amosestates.com)

**Hockley Office:** 1A Spa Road, Hockley, Essex, SS5 4AZ **t:** 01702 207 720 **e:** [hockley@amosestates.com](mailto:hockley@amosestates.com)

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