



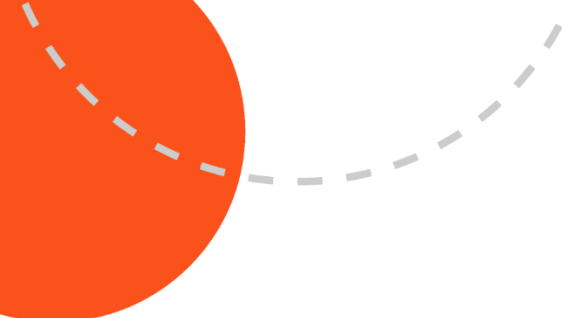
Ash Road, Hadleigh, Essex, SS7 2BA

2 bedroom semi detached cottage / £399,995 / t. 01702 555888









Oozing charm and character is this beautifully presented **two bedroom** semi detached cottage in this popular turning within the heart of Hadleigh. Boasting two reception rooms, well fitted kitchen and ground floor w.c together with two good size bedrooms and a modern four piece bathroom suite to the first floor. Outside you'll find a large west facing garden measuring approximately 100ft in depth. Also offering excellent scope for further extensions (subject to the necessary consent) if so desired.

Situated in this convenient location a short stroll from Hadleigh Country Park and Hadleigh Town with it's array of shops, supermarkets and café's whilst also having excellent local schools on hand, the property being within the Hadleigh Infant/Junior and King John school catchments. A rare opportunity awaits with this truly one-of-a-kind property. Contact us today to arrange your viewing!

Find us on



# A space to call home.



Ground Floor



First Floor



**amos**  
estates

Approximate total area<sup>(1)</sup>

661 ft<sup>2</sup>

61.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







## Highlights

- \\ Attractive Two Bedroom Semi Detached Cottage
- \\ Oozing Charm & Character
- \\ West Facing Rear Garden Measuring Approx. 100ft
- \\ Two Reception Rooms
- \\ Well Fitted Kitchen
- \\ Ground Floor W.C
- \\ Good Size Bedrooms
- \\ Four Piece Bathroom Suite
- \\ Scope To Extend (subject to consent)
- \\ Walking Distance To Hadleigh Town & Hadleigh Castle
- \\ Close To Bus Routes
- \\ Hadleigh Infant/Junior & King John School Catchments
- \\ Upvc Double Glazing Throughout
- \\ Gas Central Heating
- \\ Beautifully Presented Throughout
- \\ Must Be Viewed

Attractive entrance door opening to:

**Lounge 12'5 x 12'** \ Upvc double glazed sash bay window to front with shutters, fitted carpet, radiator, power points, T.V point, smooth plastered and coved ceiling, feature fireplace housing open fire, door to:

**Dining Room 12'5 x 11'** \ Fitted carpet, upvc double glazed sash window to rear with shutters, power points, feature mock fireplace, smooth plastered ceiling, understairs storage cupboard, carpeted stairs with timber balustrade leading to first floor, radiator, doorway to:

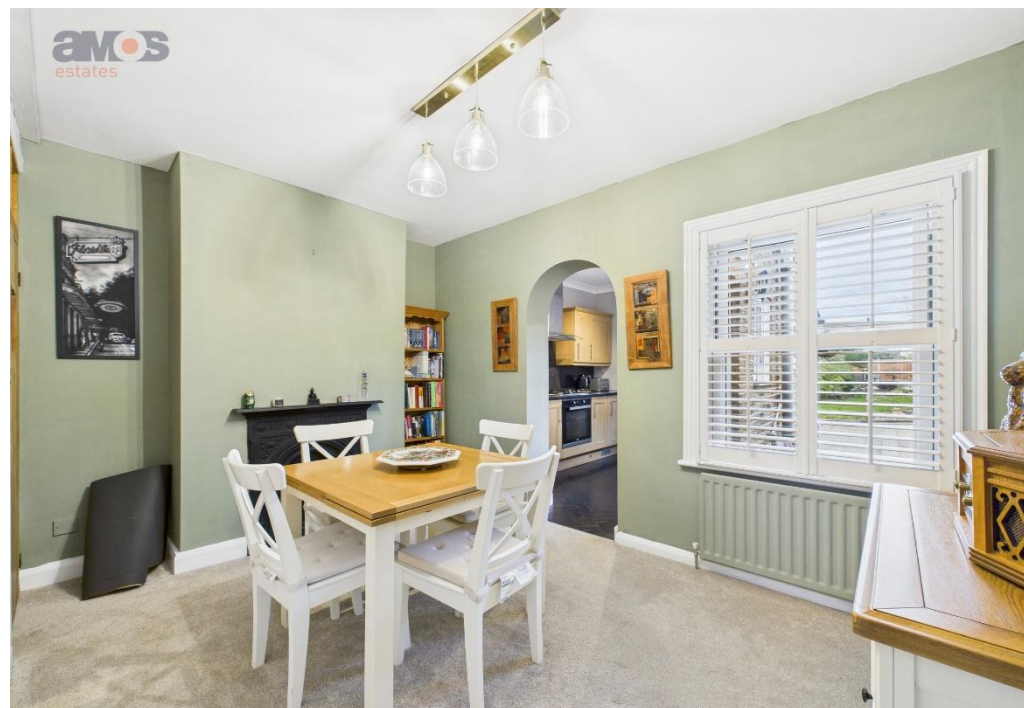
**Kitchen 15'6 x 7' Max** \ Well fitted kitchen comprising double bowl stainless steel sink and drainer unit with chrome mixer tap inset into range of roll edge worktops with cupboards and drawers beneath and matching eye level units, integrated Beko oven with four ring gas hob above and chimney style extractor over, integrated dishwasher, integrated fridge, integrated freezer, integrated washing machine, power points, under cupboard lighting, smooth plastered and coved ceiling, upvc double glazed sash windows to side and rear with shutters, Velux window, stable style door leading to garden, door to:

**Ground Floor W.C** \ Two piece suite comprising push button w.c, vanity wash basin with chrome controls and storage below, tiled flooring, radiator, upvc obscure double glazed window to side, smooth plastered ceiling with inset spotlight, extractor, wall mounted combination boiler.

**Landing** \ Fitted carpet, smooth plastered ceiling with inset spotlights, power points, loft access hatch (we understand is boarded), doors to accommodation off.

**Bedroom One 12'7 x 10'** \ Upvc double glazed sash windows to front with shutters, fitted carpet, radiator, power points, smooth plastered and coved ceiling, fitted wardrobes with shelving, feature mock fireplace.

**Bedroom Two 9'2 x 8'3** \ Upvc double glazed sash window to rear with shutters, fitted carpet, radiator, power points, smooth plastered and coved ceiling, fitted wardrobes.





**Bathroom 8'6 x 6'11** \ Luxury four piece suite comprising freestanding claw foot bath with handheld attachment, pedestal wash basin, push button w.c, large corner shower cubicle with shower over, tiled walls and flooring, radiator, extractor, smooth plastered ceiling with inset spotlights, upvc obscure double glazed sash window to side.

**Rear Garden** \ The property benefits from a beautiful west facing rear garden measuring approximately 100ft in depth. Commencing with large expanse of patio providing outside seating, leading to established lawn with well stocked flowerbeds adjacent, feature shingled area which in turn leads to artificial lawn with further patio and shed adjacent, fencing to borders, shared side access to front via timber gate.

**Front Garden** \ Attractively landscaped with shingle and pathway to property, retaining brick wall with picket fence and wrought iron gate.











#### 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.

*Digital Markets, Competition and Consumers Act 2024.*

*These details are for guidance only, complete accuracy cannot be guaranteed. For any points which are 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 concerning 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.*





# 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](mailto:hadleigh@amosstates.com)

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

[amosstates.com](https://amosstates.com)

