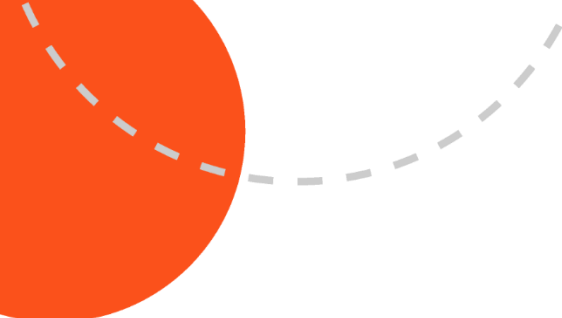




Templewood Court, Hadleigh, Essex, SS7 2RQ  
3-bedroom end terraced house / £325,000 / t. 01702 555888







**We welcome to the market this good size **three bedroom** family home in this popular location within the heart of Hadleigh. Accommodation includes large lounge/diner, modern fitted kitchen and conservatory together with good size bedrooms and a three piece bathroom suite. Outside there is a good size rear garden (one of the largest in the development), garage in a block and communal parking. Also benefiting from a long lease in excess of 900 years.**

Situated in this convenient location a short walk from the Town Centre with its array of shops, supermarkets, amenities and café's whilst also having John Burrows Park, Hadleigh Castle and the country park a short distance away. Excellent local schools can also be found nearby, the property being within the Westwood Academy and Deanes Academy catchments.  
Viewings Advised.

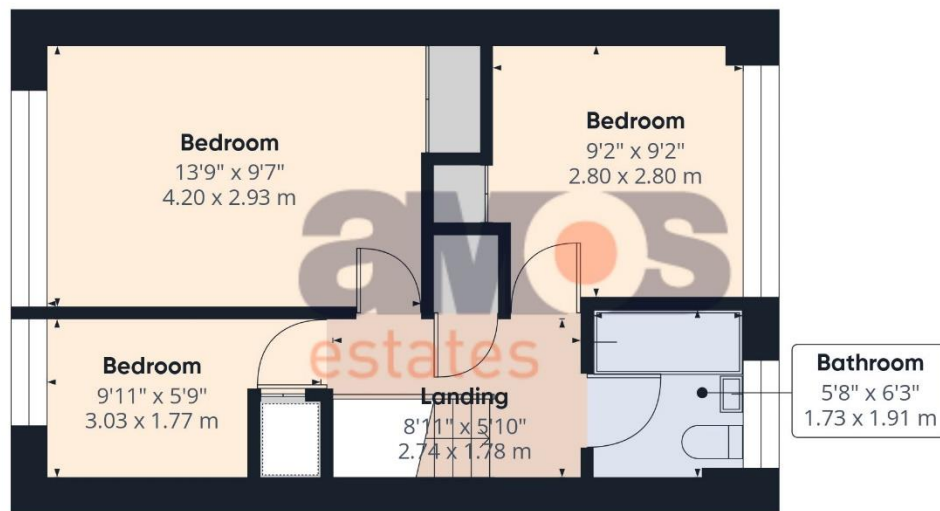
**Find us on**





**A space to  
call home.**

Ground Floor



First Floor



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

913 ft<sup>2</sup>

84.7 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

- \ Good Size Three Bedroom End Terraced Family Home
- \ Large Lounge/Diner
- \ Luxury Fitted Kitchen
- \ Conservatory
- \ Modern Bathroom Suite
- \ Good Size Rear Garden
- \ Garage In A Block
- \ Popular Location
- \ Long Lease In Excess Of 900 Years
- \ Westwood Academy & Deanes Academy School Catchments
- \ Close To Hadleigh Town & John Burrows
- \ Viewings Advised



Upvc obscure double glazed entrance door with upvc obscure double glazed window adjacent opening to:

### **Entrance Porch \**

Smooth plastered ceiling with inset spotlights, wood effect flooring, storage cupboards, entrance door to:

### **Lounge/Diner 25'2 x 15'9 Max \**

Fitted carpet, radiators, upvc double glazed window to front, carpeted stairs with timber balustrade and feature tiled wall leading to first floor, understairs storage cupboard, power points, TV point, smooth plastered ceiling, double doors leading to conservatory and open plan to:

### **Kitchen 11'4 x 7'2 \**

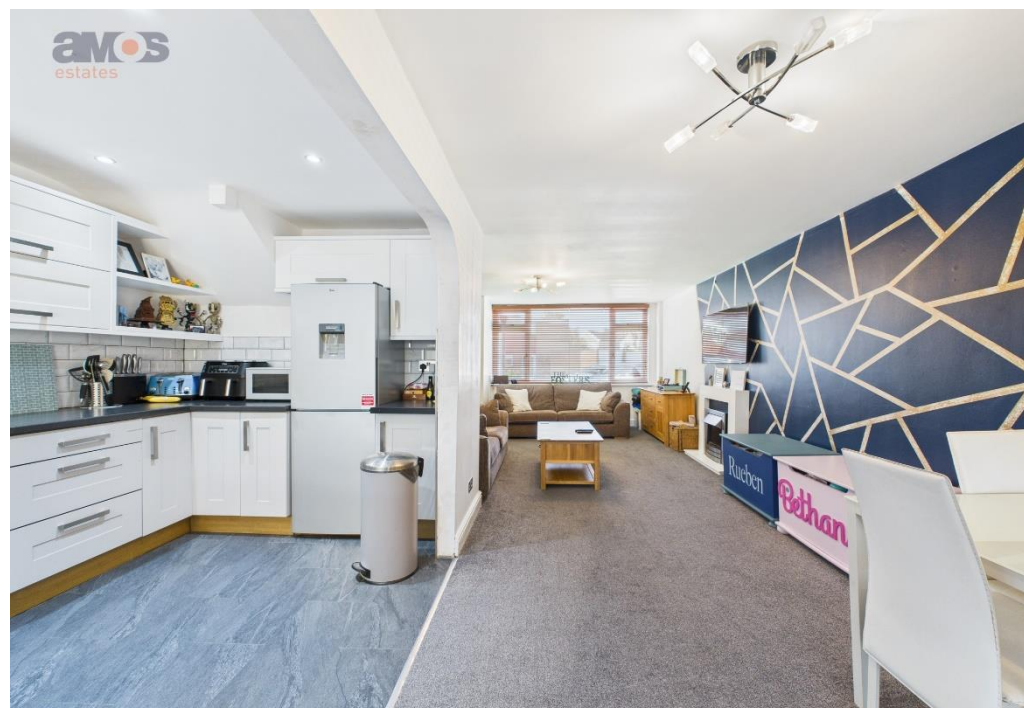
Modern fitted kitchen comprising stainless steel double bowl sink and drainer unit with mixer tap inset into range of roll edge worktops with cupboards and drawers beneath and matching eye level units, integrated oven with four ring gas hob above and chimney style extractor above, space for tall fridge/freezer, space and plumbing for washing machine, space and plumbing for dishwasher, tiled splashbacks, power points, smooth plastered ceiling with inset spotlights, upvc double glazed window to rear, tiled flooring.

### **Conservatory 15' x 9'9 \**

Upvc double glazed windows to sides and rear, upvc double glazed French doors leading to garden, power points, wood effect flooring.

### **Landing \**

Fitted carpet, airing cupboard, smooth plastered and coved ceiling, feature tiled wall, doors to accommodation off.







**Bedroom One 13'9 x 9'7 \**

Upvc double glazed window to front, fitted carpet, power points, smooth plastered and coved ceiling, fitted wardrobes, radiator.

**Bedroom Two 9'2 x 9'2 \**

Upvc double glazed window to rear, fitted carpet, power points, smooth plastered and coved ceiling, storage cupboard, radiator.

**Bedroom Three 9'11 x 5'9 \**

Upvc double glazed window to front, fitted carpet, power points, radiator, smooth plastered and coved ceiling, storage cupboard.

**Bathroom 6'3 x 5'8 \**

Modern three piece suite comprising panelled bath with shower above, vanity wash basin with chrome mixer tap and storage below, push button WC, tiled walls and flooring, upvc obscure double glazed window to rear, smooth plastered ceiling.

**Rear Garden \**

Good size garden measuring approximately 50ft in depth. Commencing with area laid to patio whilst the remainder is laid to established lawn, timber shed, fencing to borders, outside tap, timber gate providing side access.

**Lease Info \**

999 years from 29 September 1963. We are advised the service charge including ground rent is approximately £1170 per annum.

**Garage \**

In a block with up and over door to front. There is also residents parking on a first come first served basis.







#### 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@amosestates.com

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

[amosestates.com](https://www.amosestates.com)

