



BROWN & BRAND



Templewood Court
Hadleigh, Benfleet, SS7 2RH

- Two Bedroom Mid Terraced House
- Can Easily Be Turned Back To a Three Bed
- Close Proximity to Hadleigh Town Centre
- Garage in Block

Offers in excess of- £275,000





Property Description

Located within immediate proximity to Hadleigh town centre and an ideal first time purchase is the 3 bedroom mid terraced house which is currently being used as a 2 bedroom, as two bedrooms have been opened into one.

Accommodation offers large entrance porch, spacious lounge/diner & kitchen with doors leading to low maintenance garden. At first floor there are two bedrooms and bathroom suite. Garage located in block.



ACCOMMODATION COMPRISES

Approached via obscure double glazed entrance door giving access to:

ENTRANCE PORCH

7' 2" x 5' 6" (2.2m x 1.7m) Obscure double glazed window to front. Fitted carpet. Wall mounted boiler. Further door giving access to:

LOUNGE/DINER

25' 7" x 15' 1" (7.8m x 4.6m) Double glazed window to front and rear. Fitted carpet. Radiator. Telephone point. Feature fireplace. Stairs to first floor with understairs storage cupboard. Housing gas and electric metres .

KITCHEN

9' 2" x 6' 10" (2.8m x 2.1m) The kitchen is fitted with eye and base level units with work surfaces over. Incorporating stainless steel sink unit with mixer tap and drainer. Electric oven. Space and plumbing for washing machine. Space for freestanding fridge/freezer. Tiled splashback. Window and door to rear leading out to the rear garden.



FIRST FLOOR ACCOMMODATION

LANDING

Fitted carpet. Radiator. Coving to ceiling. Door to:

BEDROOM ONE

13' 5" x 15' 1" (4.09m x 4.6m) Double glazed window to front. Fitted carpet. Radiator. Storage cupboards.

BEDROOM TWO

8' 6" x 7' 6" (2.6m x 2.3m) Double glazed window to front. Fitted carpet. Radiator. Storage cupboards.

BATHROOM

Three piece suite comprising WC. Pedestal wash hand basin. Bath with shower attachment. Obscure double glaze window to rear. Radiator. Partly tiled walls.

REAR GARDEN

Patio area with reminder laid to lawn. Privacy fencing. Tree and shrub borders. Wooden shed .



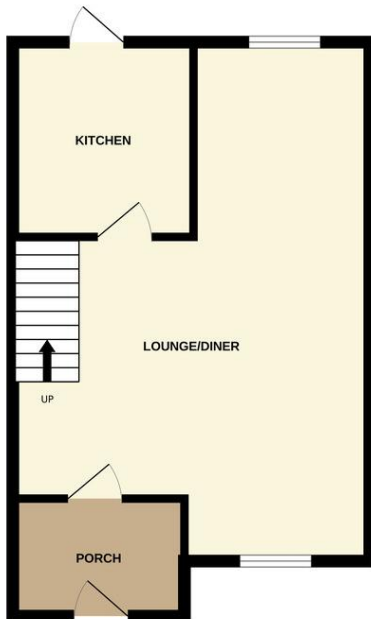


GARAGE & PARKING

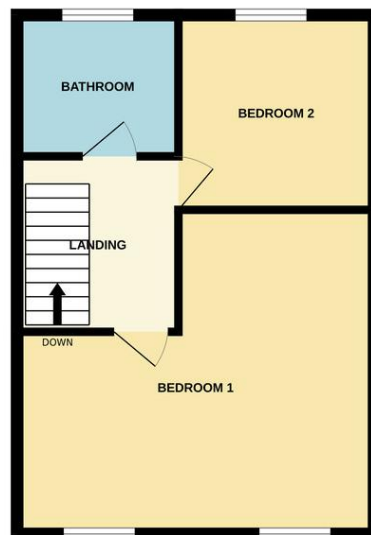
Garage in block number 12
Communal parking



GROUND FLOOR
420 sq.ft. (39.0 sq.m.) approx.



1ST FLOOR
399 sq.ft. (37.1 sq.m.) approx.



Energy performance certificate (EPC)

| | | |
|--|---------------------------|--|
| 78 Templewood Court 829V1157 SS7 2RH | Energy rating D | Valid until: 24 April 2034 Certificate number: 2160-5734-7040-5006-3823 |
| Property type | Mid-terrace house | |
| Total floor area | 72 square metres | |

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.