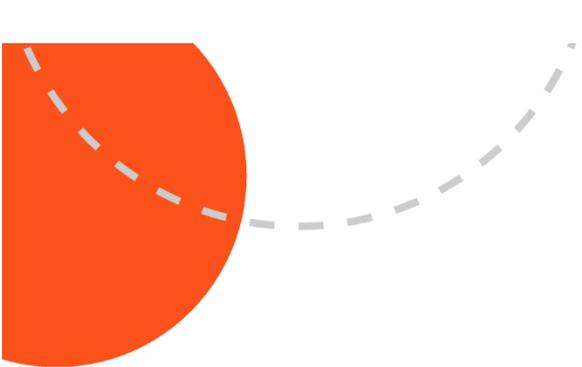




Homestead Gardens, Hadleigh, Essex, SS7 2AB

2 bedroom ground floor flat / O.I.E.O £200,000 / t. 01702 555888

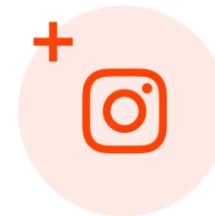




Situated in a sought-after location in Hadleigh and offered with no onward chain, this spacious **two bedroom** ground floor flat presents a fantastic renovation opportunity, allowing the buyer to create a home tailored to their taste and style. Accommodation includes large lounge, kitchen housing combination boiler, two bedrooms and a bathroom suite together with own front and rear gardens. Also benefiting from a long lease in excess of 140 years.

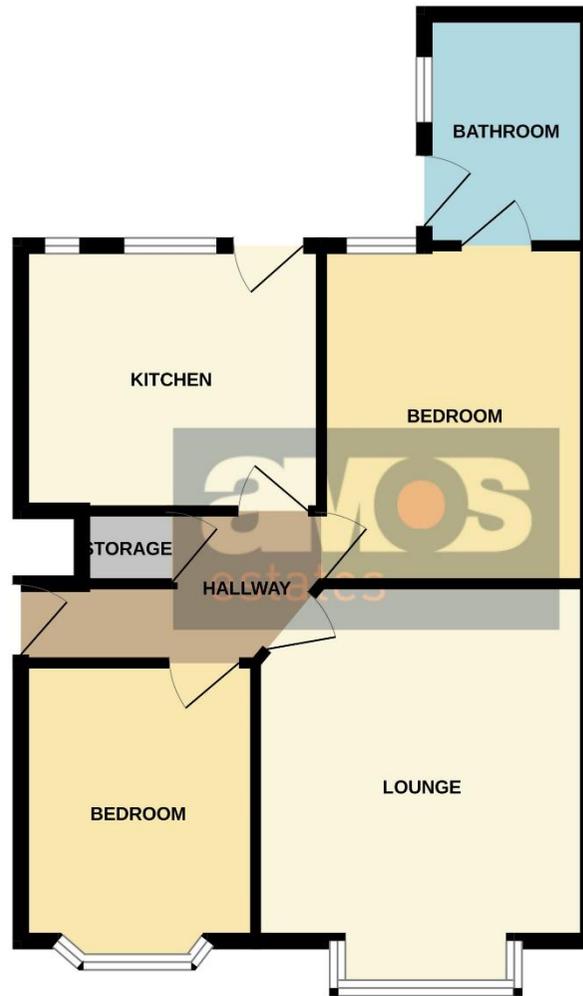
Tucked away in this convenient location, a short walk from Hadleigh Castle, Hadleigh Country Park and Hadleigh Town Centre with an array of shops, supermarkets and cafés on hand. Excellent local schools can also be found nearby, the property being within the Hadleigh Infant/Junior and King John school catchments. Call now to book your viewing.

Find us on



GROUND FLOOR

**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.  
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 Own  
Garden



## Highlights

- \ **Spacious Two Bedroom Ground Floor Flat**
- \ **Needing Modernisation Throughout**
- \ **No Onward Chain**
- \ **Own Front & Rear Gardens**
- \ **Scope For Off Street Parking (subject to permission for a drop down kerb)**
- \ **Gas Central Heating Via Combination Boiler**
- \ **Long Lease In Excess Of 140 Years**
- \ **Popular Location**
- \ **Walking Distance To Hadleigh Town, Country Park & Hadleigh Castle**
- \ **Hadleigh Infant/Junior & King John School Catchments**
- \ **Viewings Advised**

Entrance door opening to entrance hall.

### **Entrance Hall \**

Radiator, thermostat control, under stairs storage cupboard, doors to accommodation off.

### **Lounge 14'6 Into Bay x 11'11 \**

Double glazed square bay window to front, radiator, power points, TV point, fireplace with timber mantle housing gas fire

### **Kitchen 10'11 x 8'11 \**

Stainless steel sink and drainer unit with storage below, radiator, power pints, wall mounted Ideal combination boiler, window to rear with door adjacent leading to outside space, space for a cooker and other appliances, fireplace.

### **Bedroom One 12' x 9'5 \**

Radiator, power points, window to rear, door leading to bathroom.

### **Bathroom 8'2 x 5'10 \**

Three piece suite comprising panelled bath, WC and wash basin, space and plumbing for a washing machine, radiator, window to side with door adjacent leading to outside space.

### **Bedroom Two 9'11 x 8'5 \**

Double glazed bay window to front.

### **Garden \**

The property benefits form having own good size front and rear gardens mainly laid to lawn with storage facilities.

### **Lease Info \**

199 years from 29 September 1975 therefore benefiting from in excess of 140 years remaining. We are advised there is no service charge or ground rent to pay.





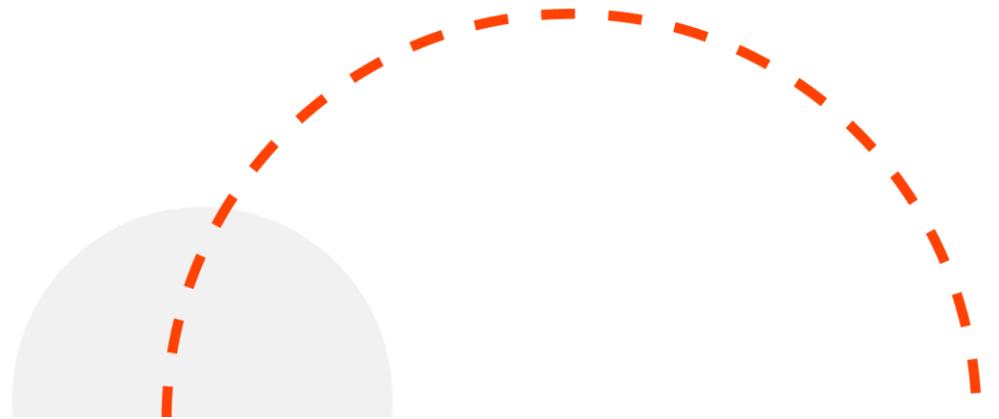
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**Should you arrange a Mortgage through our recommended mortgage advisor, again of which there is no obligation we will receive a commission fee. The amount of commission will depend on the size of the loan and any associated products that you decide to take.**

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

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