



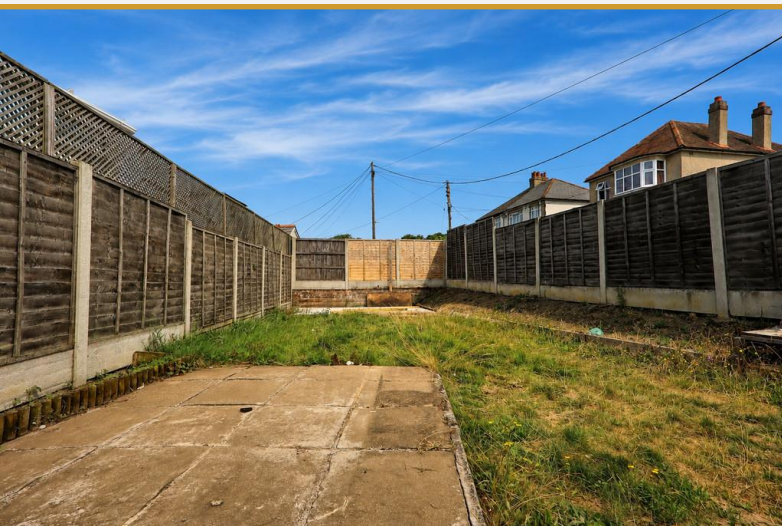
Brown & Brand



Woodfield Road
Hadleigh, SS7 2EQ

- Vacant semi-detached 2 bed bungalow
- Requires updating and modernisation
- Lounge with bay window
- Fitted Kitchen/diner with utility

Offers In Excess Of £300,000





Property Description

Situated on a generous corner plot within this highly sought-after residential turning, this vacant two-bedroom semi-detached bungalow presents an excellent opportunity for buyers seeking a property with potential. The accommodation comprises two well-proportioned bedrooms, a bright lounge featuring a bay window, a spacious kitchen/diner, rear utility lobby, and a three-piece family bathroom. Externally, the property benefits from a west-facing rear garden and offers scope for the creation of off-street parking, subject to the necessary consents. Requiring modernisation and improvement throughout, this property has been competitively priced to reflect the works required, making it an ideal project for investors, developers, or those looking to create their ideal home. Early viewing is recommended.



ACCOMMODATION

Approached via half glazed side entrance door giving access to

ENTRANCE HALL

Carpet. Doors to all rooms. Large walk in storage cupboard.

LOUNGE

14' 8" x 11' (4.47m x 3.35m) Double glazed bay window to front with seat. Wood effect flooring. Radiator. Central chimney breast. Flat plastered ceiling. Picture Rail.



BEDROOM ONE

11' 6" x 10' 6" (3.51m x 3.2m) Wood effect flooring. Radiator. Double glazed window to front. Access to loft. Picture rail

BEDROOM TWO

11' 8" x 8' 3" (3.56m x 2.51m) Wood effect flooring. Radiator. Double bay window to rear. Further door to inner lobby



KITCHEN DINER

11' 7" x 11' 3" (3.53m x 3.43m) Fitted in a range of cupboards to ground and high level with worktops over. Inset coloured one and half bowl single drain sink unit. Integrated oven and hob with extractor hood. Space and plumbing for washing machine. Tiled splashback. Radiator. Double glazed window to side and rear. Door to inner lobby. Door to

UTILITY ROOM

Space for appliances. Double glazed window to rear. Half glazed door to garden. Wall mounted boiler for central heating and hot water.



BATHROOM

Fitted in a three piece suite comprising sunken bath, wash hand basin inset to vanity unit and close coupled WC. Tiling to most walls. Radiator. Flat plastered ceiling. Double glazed window to rear.



EXTERNALLY

REAR GARDEN

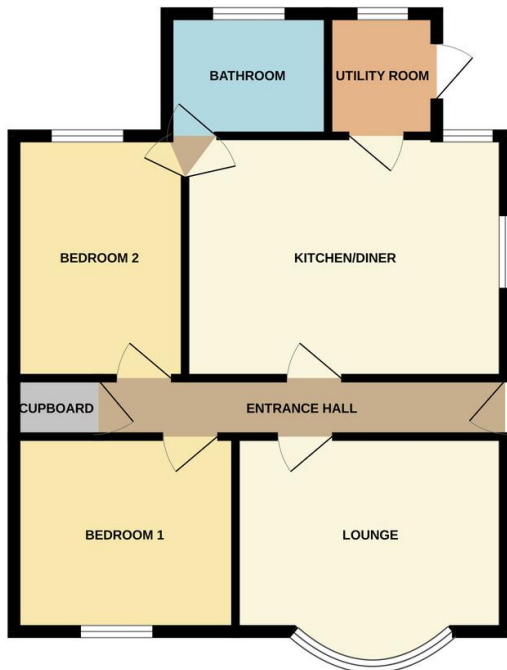
West facing and approximately 50 feet in depth. Laid to lawn with privacy fencing concrete base for shed. External tap. Gated side access.

FRONT GARDEN

Laid to lawn with central pathway. Potential for off-street parking to be installed subject to council consent.



GROUND FLOOR



Energy performance certificate (EPC)		
89 Woodfield Road BENFLEET SS7 2ED	Energy rating E	Valid until: 11 January 2032
		Certificate number: 2240-1676-0881-0291-9196
Property type	Semi-detached house	
Total floor area	74 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-standards-landlord-guidance).		
Energy rating and score		The graph shows this property's current and potential energy rating.
This property's energy rating is E. It has the potential to be B.		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.
See how to improve this property's energy efficiency.		For properties in England and Wales: the average energy rating is D the average energy score is 60
Score	Energy rating	Current Potential
92+	A	
81-91	B	
69-80	C	
55-68	D	
39-54	E	52.8
21-38	F	
1-20	G	

