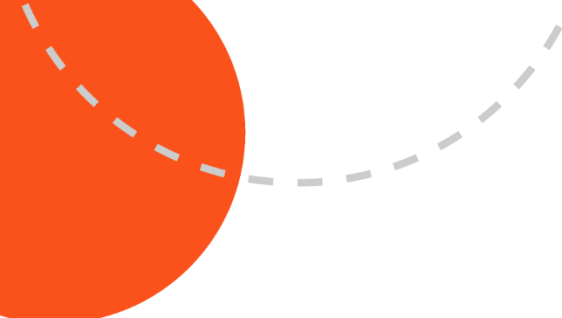




St. Johns Road, Hadleigh, Essex, SS7 2PT

2 bed detached bungalow / Guide Price £350,000 - £375,000 / t. 01702 555888

amos



Offered with no onward chain and situated in this highly sought-after location, this **two bedroom** detached bungalow presents an excellent opportunity for buyers looking to create a home tailored to their own taste and style.

The accommodation comprises a good size lounge, kitchen, two bedrooms and a three-piece bathroom suite. A substantial loft offers fantastic potential for conversion, subject to the necessary consent. Externally, the property benefits from a low maintenance rear garden and off-street parking to the front.

Ideally positioned just a short stroll from Hadleigh Country Park and Hadleigh Town Centre, with its excellent selection of shops, supermarkets and cafés, the property also falls within the catchment area and walking distance of King John School. Excellent transport links are close at hand, making this an ideal home for a wide range of buyers.

Early viewing is highly recommended.

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call home.**

GROUND FLOOR



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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Highlights

- \ Two Bedroom Detached Bungalow
- \ No Onward Chain
- \ Excellent Potential
- \ Huge Loft Ideal For Extension (subject to consent)
- \ Secluded Low Maintenance Rear Garden
- \ Off Street Parking
- \ Gas Central Heating
- \ Upvc Double Glazing Throughout
- \ Popular Location
- \ King John School Catchment
- \ Close To Hadleigh Country Park & Hadleigh Town
- \ Easy Reach Of Transport Links
- \ Council Tax Band – D
- \ EPC Rating - D

uPVC double glazed entrance door to entrance hall.

**Entrance Hall **

Fitted carpet, radiator, power points, coved ceiling, doors to accommodation off.

**Lounge 13'1 x 11'5 **

Double glazed leadlight bay window to front, radiator, fitted carpet, coved ceiling, power points, TV point.

**Kitchen 11'5 x 8'7 **

Stainless steel sink and drainer unit inset into a range of roll edge worktops with cupboards and drawers beneath and matching eye level units, cooker to remain, further appliance spaces, uPVC double glazed window and door to rear leading to rear garden, radiator, coved ceiling, power points, vinyl flooring.

**Bedroom One 11'4 x 10'5 **

uPVC double glazed leadlight bay window to front, fitted carpet, radiator, power points, coved ceiling.

**Bedroom Two 11'8 x 7'0 **

uPVC double glazed window to rear, fitted carpet, radiator, power points, coved ceiling, loft access hatch with dropdown ladder leading to loft space.

**Loft 24'0 x 13'0 **

Large loft space ideal for conversion subject to the necessary consent, being fully boarded with power and light connected and housing emersion tank.



Bathroom 8'5 x 4'8 \

Three piece suite comprising panelled bath with chrome controls and shower over, push button WC, pedestal wash basin, radiator, uPVC obscure double glazed window to side, coved ceiling, partly tiled walls, vinyl flooring.

Rear Garden \

Secluded, low maintenance rear garden commencing with patio. Remainder laid to established lawn, fencing to borders, water supply, side access to front via gate, timber shed, utility cupboard housing wall mounted boiler and washing machine to remain.

Front Garden \

Shingled driveway providing off street parking approached via wrought iron gates.





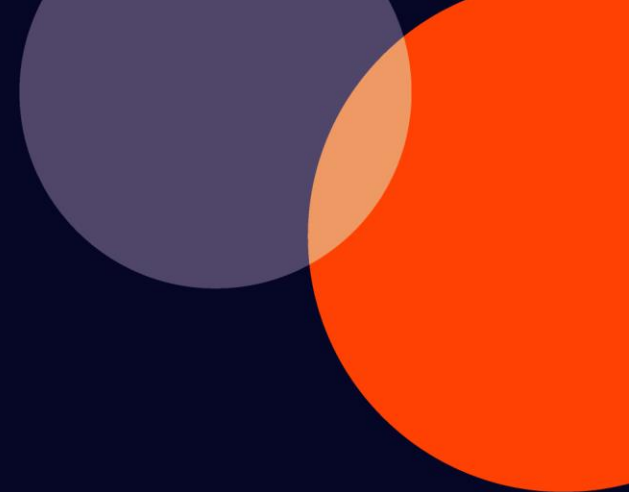
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Should you arrange a Mortgage through our recommended mortgage advisor, again of which there is no obligation we will receive a commission fee. The amount of commission will depend on the size of the loan and any associated products that you decide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

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

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