



Brown & Brand



Templewood Court
Hadleigh, SS7 2RQ

- Immaculately Presented Two Bedroom First Floor Flat
- No Onward Chain
- Communal Entrance Hall With Personal Door To Entrance Hall
- Two Double Bedrooms

£235,000





Property Description

BROWN & BRAND are pleased to offer with NO ONWARD CHAIN this immaculate and spacious two-bedroom first-floor flat. The property offers two generous double bedrooms, both with built-in wardrobes, a spacious lounge with doors leading out to a balcony, and open access through to the kitchen.

Further benefits include a garage and well-maintained communal gardens.

Ideally situated in the heart of Hadleigh town centre, the property is within immediate access of local shops, country parks, and bus routes.



APPROACHED VIA

COMMUNAL ENTRANCE HALL

Security entry phone system:

STORAGE ROOM

Window to rear. Carpeted. Boiler. Smooth ceiling with central light.

ENTRANCE HALL

Carpeted hallway with inset doormat. Radiator. Textured ceiling with coving. Dado Rail. Two built in storage cupboards housing meter. Doors leading through to:

BEDROOM ONE

13' 7" x 11' 4" (4.14m x 3.45m) Double glazed window. Radiator. Carpet. Textured ceiling with coving. Built in double wardrobes.

BEDROOM TWO

13' 6" x 8' 1" (4.11m x 2.46m) Double glazed window. Radiator. Carpet. Flat plastered ceiling with coving. Built in double wardrobes.

BATHROOM

Fitted with a three-piece suite comprising a self-contained shower cubicle with plumbed-in shower, Low flush WC. Pedestal wash hand basin. Half tiled walls. Opaque double glazed window. Smooth plastered ceiling with coving and central light. Ladder style radiator. Tiled flooring.

LOUNGE

19' 6" x 13' 0" (5.94m x 3.96m) Double glazed windows and door leading out to private west facing balcony. Feature brick fireplace with electric wood burner and wooden mantel over. Textured ceiling with coving. Radiator. Carpet. Open access leading through to:

KITCHEN

8' 5" x 7' 5" (2.57m x 2.26m) Fitted in a range of units to both ground and eye level with contrasting work top over. Stainless steel sink with mixer taps over. Inset electric oven with four ring gas hob and extractor fan over. Integrated fridge/freezer & washing machine. Tiled flooring. Half tiled walls. Radiator. Textured ceiling with central light. Double glazed window to rear





EXTERNALLY

COMMUNAL GARDENS

Well maintained and established communal area mainly laid to lawn with tree and shrub borders.

GARAGE

Garage in block with up & over door.

MATERIAL INFORMATION

Lease - 936 years remaining

Service Charge - £2,136.00



GROUND FLOOR



Energy performance certificate (EPC)

3 Templewood Court BENFLEET SS7 2RG	Energy rating C	Valid until: 17 July 2033
Property type Mid-floor flat		Certificate number: 2160-6633-7076-804-8995

Total floor area

73 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>).

Energy rating and score

This property's current energy rating is C. It has the potential to be C.

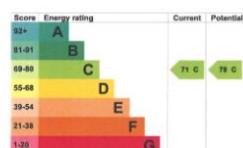
[See how to improve this property's energy efficiency.](#)

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



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 inaccuracy. The floorplan is for general guidance purposes only and is not to scale. It is not intended to be used for planning permission or building regulations purposes. The services, systems and appliances shown have not been tested and no guarantee as to their condition or working order can be given.

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