



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





GROUND FLOOR



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



Energy performance certificate (EPC)		
3 Templewood Court BENFLEET SS7 2RQ	Energy rating C	Valid until: 17 July 2033 Certificate number: 2160-6633-7070-8094-8995
Property type	Mid-floor flat	
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 description contained herein, measurements of floors, windows, rooms and any other parts 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 condition or efficiency can be given.
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