

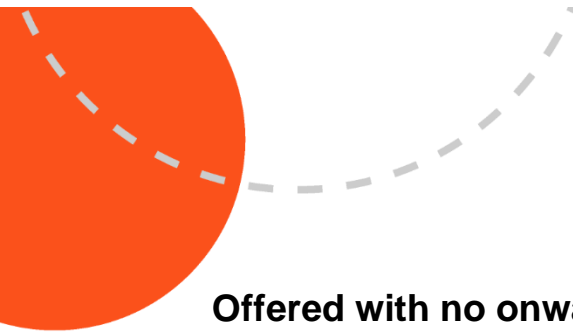


Beech Road, Hadleigh, Essex, SS7 2AZ

2 bedroom semi-detached house / **Guide Price** £325,000- £350,000 / t. 01702 555888

**amos**

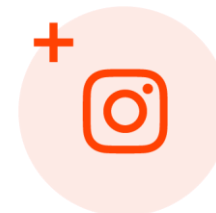




**Offered with no onward chain and situated in this sought after location within the heart of Hadleigh, is this good size two bedroom family home. Boasting two reception rooms, kitchen, generous size bedrooms and a family bathroom suite together with a rear garden measuring in excess of 100ft. There is potential for off street parking (subject to permission for a drop down kerb) and excellent scope to extend (subject to the necessary consent).**

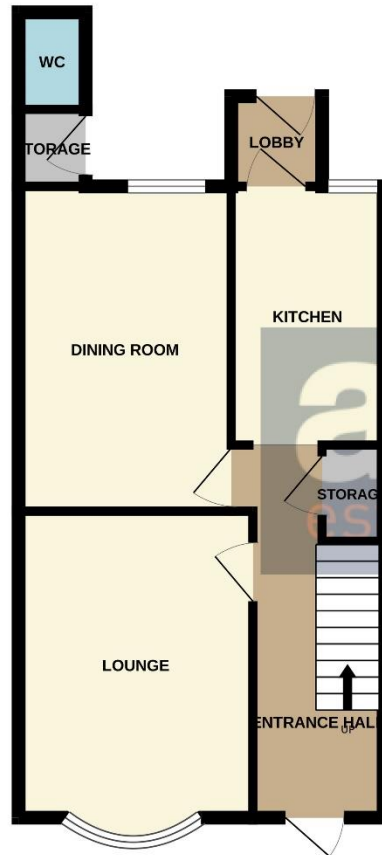
Ideally located in 'Beech Road' a short stroll from Hadleigh's Historic Castle and Hadleigh Town Centre with its array of shops, cafés and supermarkets. Excellent local schools can also be found nearby, the property being within the Hadleigh Infant/Junior and King John school catchments. Call now to book your viewing!

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GROUND FLOOR



1ST FLOOR



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## Highlights

- \ **Good Size Two Bedroom Semi Detached Family Home**
- \ **No Onward Chain**
- \ **Two Reception Rooms**
- \ **Kitchen**
- \ **Generous Size Bedrooms**
- \ **Three Piece Bathroom Suite**
- \ **Rear Garden Measuring In Excess Of 100ft**
- \ **Potential For Off Street Parking (Subject to permission for drop down kerb)**
- \ **Scope To Extend (subject to the necessary consent)**
- \ **Hadleigh Infant/Junior & King John School Catchments**
- \ **Walking Distance To Hadleigh Castle & Town Centre**
- \ **Viewings Advised**

Composite entrance door with obscure double glazed inserts opening to:

#### **Entrance Hall \**

Laminate flooring, radiator, stairs with timber balustrade leading to first floor, thermostat control, understairs storage cupboard housing meters, doors to accommodation off.

#### **Lounge 15'5 x 9'11 \**

Upvc double glazed bay window to front, laminate flooring, power points, feature brick fireplace, radiator.

#### **Dining Room 13'11 x 9'1 \**

Upvc double glazed window to rear, laminate flooring, radiator, power points, feature brick fireplace.

#### **Kitchen 10'8 x 6'3 \**

Stainless steel sink and drainer unit inset into range of roll edge worktops with cupboards and drawers beneath and matching eye level units, inset four ring gas hob with extractor above, space and plumbing for washing machine, further appliance spaces, integrated oven, tiled effect flooring, tiled splashbacks, smooth plastered ceiling, radiator, double glazed window and door to rear leading to lobby which in turn provides access to rear garden.

#### **Landing \**

Upvc obscure double glazed window to side, smooth plastered ceiling, doors to accommodation off.



### **Bedroom One 14'8 x 12'2 'L' Shaped Maximum Measurements \**

Two upvc double glazed windows to front, radiator, power points, fitted mirror fronted sliding wardrobes, cupboard with shelving.

### **Bedroom Two 13'11 x 9'1 \**

Upvc double glazed window to rear, radiator, power points, feature fireplace, storage cupboard.

### **Bathroom 10'8 x 6'3 \**

Three piece suite comprising panelled bath with shower over and tiled surround, push button WC, vanity wash basin with storage below, obscure double glazed window to rear, radiator, smooth plastered ceiling, loft access hatch with drop down ladder, airing cupboard with storage below.

### **Rear Garden \**

A lovely size rear garden measuring in excess of 100ft. Commencing with large expanse of patio whilst the remainder is mainly laid to established lawn with pathway to far rear, fencing to borders, timber shed, side access to front, storage facility and outhouse with w.c.

### **Front garden \**

Laid to crazy paving with potential for off street parking subject to permission for a drop down kerb to be installed.





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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.

*Digital Markets, Competition and Consumers Act 2024.*

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