

# bear

*Estate Agents*



\* £240,000 - £260,000 \* Welcome to this modern two-bedroom ground-floor flat located in the desirable Templewood Court, Hadleigh. This property offers a perfect blend of comfort and convenience, making it an ideal choice for both first-time buyers and those looking to downsize. As you enter, you will be greeted by a spacious lounge/diner, providing an inviting space for relaxation and entertaining. The layout is designed to maximise natural light, creating a warm and welcoming atmosphere throughout. The well-appointed kitchen complements the living area, making it easy to prepare meals while staying connected with family and friends. One of the standout features of this flat is the off-street parking and garage, providing secure and convenient parking options. This is a rare find in such a central location, ensuring that you will never have to worry about finding a space. Families will appreciate the excellent school catchment area, making this property particularly appealing for those with children. The nearby Hadleigh High Street offers a variety of amenities, including shops, cafes, and restaurants, ensuring that all your daily needs are within easy reach. Additionally, the close proximity to bus links makes commuting and exploring the surrounding areas effortless. In summary, this modern flat in Templewood Court is a fantastic opportunity for anyone seeking a comfortable home in a vibrant community. With its spacious living areas, convenient parking, and excellent local amenities, it truly is a property not to be missed.

- Modern ground floor flat
- Fully fitted kitchen
- Ample storage
- Double glazing & gas central heating
- Close to local amenities
- Spacious lounge/diner
- Two well-sized bedrooms
- Off-street parking and garage
- Hadleigh High Street amenities and bus links very near by
- Great school catchment area

## Templewood Court

Hadleigh

**£240,000**

Offers In The Region Of



# Templewood Court



## Communal Hallway

### Entrance Hallway

17'3" in length

Brand new composite front entrance door, wooden effect laminate flooring, radiator, two storage cupboards.

### Lounge/Diner

19'7" x 12'9"

Double-glazed window to front aspect, door leading to a private terrace to the front.

### Kitchen

7'8" x 7'3"

Double-glazed window to rear aspect, contemporary fitted kitchen comprising of; white high gloss wall and base level units, Hotpoint electric oven with induction hob with extractor fan above, stainless steel sink with mixer tap, marble worktops, marble splashbacks, space for American-style fridge freezer, space for washing machine.

### Bedroom One

13'1" x 11'5"

Double-glazed window to the front aspect, radiator, newly fitted carpet, two built-in wardrobes.

### Bedroom Two

13'1" x 7'10"

Two double-glazed windows to the rear aspect, large built-in wardrobe, newly fitted carpet.

### Three-Piece Shower Room

7'10" x 5'1"

Double-glazed window to the rear aspect, large floating vanity unit wash basin, crittal style

shower screen with matt black rainforest shower and secondary attachment, large marble tiling with underfloor heating.

## Private Rear Garden

## Private Terrace

## Off-Street Parking

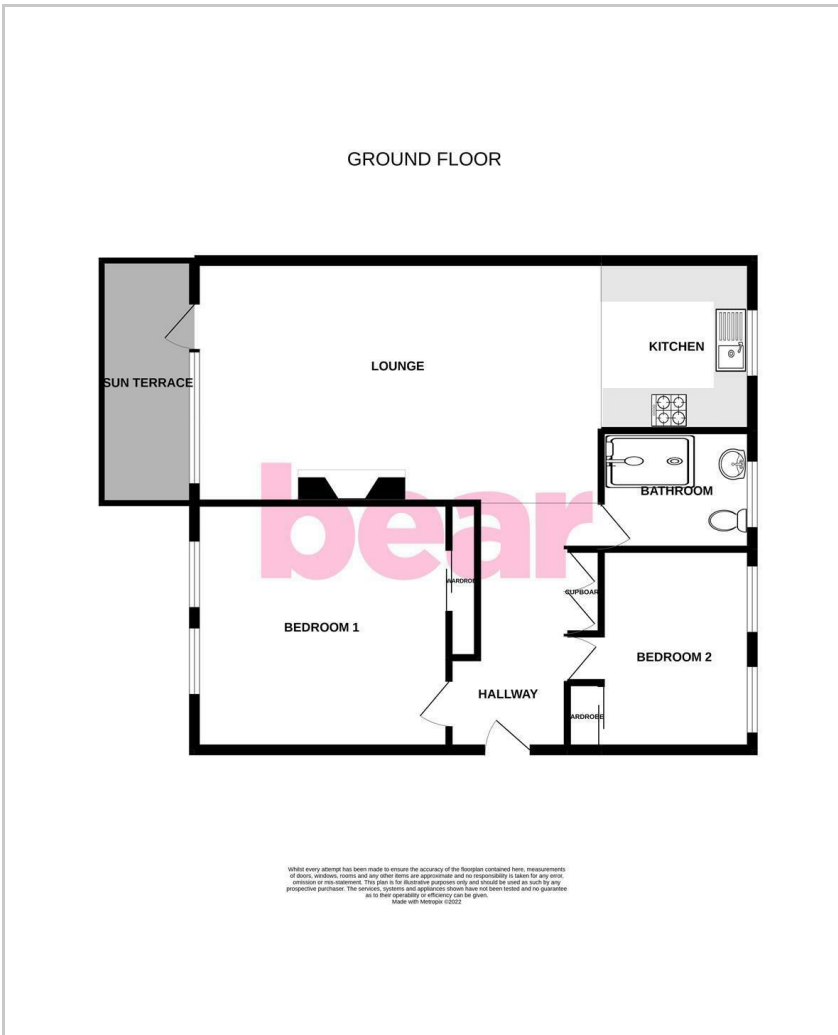
## Communal Rear Gardens

## Agents Notes:

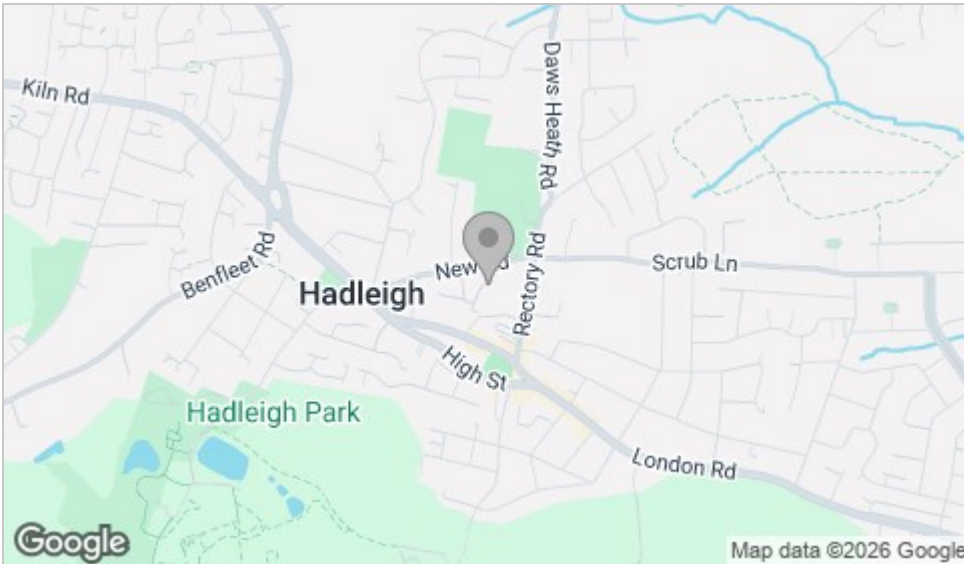
Council tax band B



# Floor Plan



## Area Map



## Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

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1336 London Road, Leigh-on-Sea, Essex, SS9 2UH

Office: 01702 887 496 [los@bearestateagents.co.uk](mailto:los@bearestateagents.co.uk) <http://www.bearestateagents.co.uk/>

## Energy Efficiency Graph

