



London Road, Hadleigh, Essex, SS7 2EA

2 bedroom ground floor flat / Offers In Excess Of £210,000 / t. 01702 555888

amos







Offered with no onward chain and beautiful views over Salvation Army fields towards the Thames Estuary is this good size **two bedroom** ground floor flat. Boasting large lounge, kitchen, generous size bedrooms and three piece bathroom suite together with a large shared garden and off street parking. Also benefiting from a long lease and share of freehold.

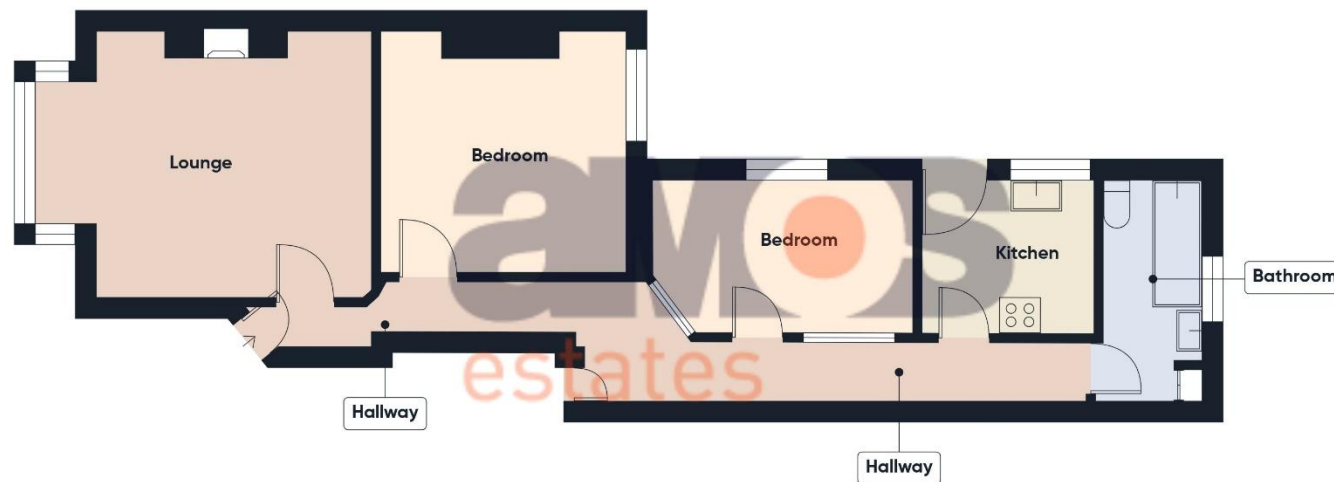
Situated in this excellent location a short walk from Hadleigh Castle and Hadleigh Town Centre with an array of shops, supermarkets and café's whilst also being within easy reach of bus routes and Leigh mainline station. Excellent local schools can also be found nearby, the property being within the Hadleigh Infant and Junior school catchments. Viewings advised.

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Approximate total area<sup>m</sup>

594 ft<sup>2</sup>  
55.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS  
3C standard. Measurements are  
approximate and not to scale. This  
floor plan is intended for illustration  
only.

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## Highlights

- \ **Good Size Two Bedroom Ground Floor Flat**
- \ **No Onward Chain**
- \ **Large Lounge With Bay Window**
- \ **Kitchen**
- \ **Generous Size Bedrooms**
- \ **Three Piece Bathroom Suite**
- \ **Large Shared Garden & Parking**
- \ **Long Lease Along With Share Of The Freehold**
- \ **Views Towards Salvation Army Fields & The Thames**
- \ **Close To Hadleigh Castle & Town**
- \ **Excellent School Catchments**
- \ **Viewings Advised**

Communal entrance door opening to:

**Communal Hallway** \ Entrance door to:

**Entrance Hall** \ Fitted carpet, two radiators, storage cupboard, smooth plastered and coved ceiling, doors to accommodation off.

**Lounge 15'10 Into Bay x 12'4** \ Upvc double glazed square bay window to front providing beautiful views over Salvation Army fields towards the Thames Estuary, fitted carpet, power points, T.V point, radiator, smooth plastered and coved ceiling, feature fireplace.

**Kitchen 7'7 x 7'1** \ Stainless steel sink and drainer unit with chrome mixer tap inset into range of roll edge worktops with cupboards and drawers beneath and matching eye level units, space and plumbing for washing machine, space for fridge, integrated oven with four ring gas hob above and extractor over, tiled flooring, power points, upvc double glazed window to side with door adjacent leading to garden, smooth plastered and coved ceiling.

**Bedroom One 11'4 x 11'3** \ Upvc double glazed window to rear, fitted carpet, power points, radiator, smooth plastered and coved ceiling.

**Bedroom Two 11'11 x 7'2** \ Upvc double glazed window to side, fitted carpet, radiator, power points, smooth plastered and coved ceiling.

**Bathroom 10'5 x 4'7** \ Three piece suite comprising panelled bath with shower above, push button w.c, pedestal wash basin with chrome mixer tap, radiator, tiled flooring, upvc obscure double glazed window to rear, smooth plastered and coved ceiling, cupboard housing combination boiler and shelving.





**Outside** \ (shared garden). To the side of the property is a driveway giving access to the back garden which could provide off street parking, currently being shared open plan with upstairs having a tarmac area to the immediate rear. The rest of the garden is laid to lawn, enclosed by screen panel fencing.

**Lease Info** \ Share of freehold, lease - 199 years from 1 July 2015. We are advised there are no service charges/ground rent.







**PLEASE NOTE:-**

We recommend our customers use our panel of Conveyancers/Solicitors. It is your decision whether you choose to deal with our recommendation, and you are under no obligation to do so. You should know that we may receive a referral fee of £150 to £200 per transaction from them.

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.*

*These details are for guidance only, complete accuracy cannot be guaranteed. For any points which are of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given concerning planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.*



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