



Brown & Brand



Beech Road
Hadleigh, SS7 2AZ

- Semi detached two-bedroom bungalow.
- Spacious lounge with patio doors to the garden.
- Kitchen/breakfast room with breakfast island.
- No onward chain

Guide Price £325,000-£350,000





Property Description

GUIDE PRICE £350,000 - £365,0000

Located in a sought-after turning close to Hadleigh Town Centre and Hadleigh Country Park, this well-presented two-bedroom semi-detached bungalow is offered with no onward chain. The accommodation comprises an entrance hallway, two bedrooms, a shower room, a spacious lounge, a kitchen/breakfast room, and a separate utility room. Externally the property benefits from a south-facing rear garden, perfect for enjoying the sun throughout the day and off-street parking to the front for one vehicle. An ideal home for those seeking single-storey living in a convenient and desirable location close to local amenities and open green spaces.



ACCOMMODATION

Access is gained via a hardwood front door with obscure glazed panels leading to:

ENTRANCE HALL

Radiator, fitted carpet, coving to ceiling, loft access and wall-mounted electric meter housed within a storage cupboard.

LOUNGE

13' 3" x 10' 5" (4.04m x 3.18m) Sliding patio doors providing access to the rear garden, fitted carpet, coving to ceiling and radiator.

BEDROOM ONE

14' 6" (into bay) x 11' 3" (4.42m x 3.43m) Double-glazed bay window to the front aspect, fitted carpet, coving to ceiling and radiator.



BEDROOM TWO

13' 3" x 8' 10" (4.04m x 2.69m) Double-glazed window to the front aspect, fitted carpet, coving to ceiling and radiator.



SHOWER ROOM

Fitted with a three-piece suite comprising a vanity wash hand basin with mixer tap, low-level WC and shower cubicle. Obscure double-glazed window to the side aspect and laminate flooring.

KITCHEN/BREAKFAST ROOM

10' 10" x 9' 9" (3.3m x 2.97m) Fitted with a range of wooden wall and base units with laminate work surfaces incorporating a sink unit with mixer tap and drainer. Integrated electric oven with four-ring gas hob and extractor hood above. Laminate flooring, coving to ceiling, radiator and breakfast island. Sliding patio doors provide access to the rear garden.

UTILITY ROOM

Space and plumbing for a washing machine, space for a fridge freezer, laminate flooring and wall-mounted boiler. Door to the side providing access to the garden.





EXTERNALLY

REAR GARDEN

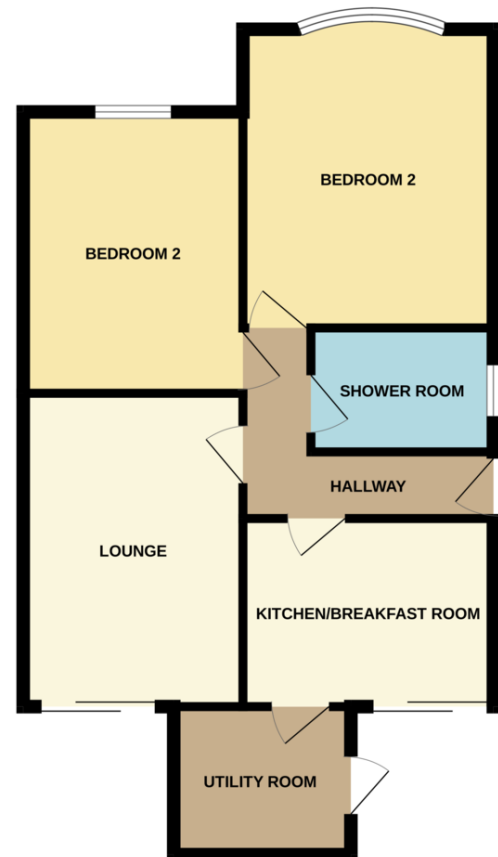
A south-facing rear garden featuring a patio seating area with the remainder laid to lawn. Mature trees and shrubs, privacy fencing, outside tap, gated side access and a wooden shed.

FRONT GARDEN / PARKING

Driveway providing off-road parking for one vehicle.



GROUND FLOOR
620 sq.ft. (57.6 sq.m.) approx.



Energy performance certificate (EPC)																							
7 Beach Road BENFLEET SS7 2AZ	Energy rating D	Valid until: 21 June 2036	Certificate number: 0340-2242-5666-2426-2315																				
Property type	Semi-detached bungalow																						
Total floor area	61 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 energy rating is D. It has the potential to be C.																							
See how to improve this property's energy efficiency.																							
<table><tr><th>Score</th><th>Energy rating</th></tr><tr><td>92+</td><td>A</td></tr><tr><td>81-91</td><td>B</td></tr><tr><td>69-80</td><td>C</td></tr><tr><td>55-68</td><td>D</td></tr><tr><td>39-54</td><td>E</td></tr><tr><td>21-38</td><td>F</td></tr><tr><td>1-20</td><td>G</td></tr></table>		Score	Energy rating	92+	A	81-91	B	69-80	C	55-68	D	39-54	E	21-38	F	1-20	G	<table><tr><th>Current</th><th>Potential</th></tr><tr><td>65 D</td><td>79 C</td></tr></table>		Current	Potential	65 D	79 C
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		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																					