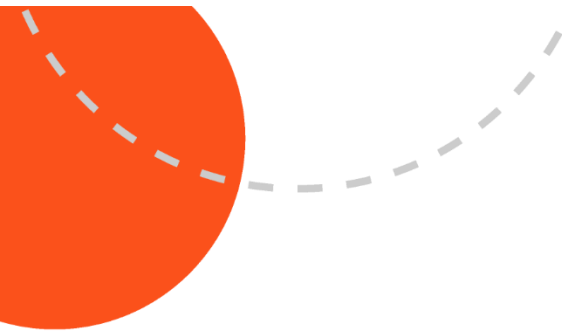




London Road, Hadleigh, Essex, SS7 2EB

1/2 bedroom ground floor flat / **Guide Price** £270,000 - £280,000 / t. 01702 555888

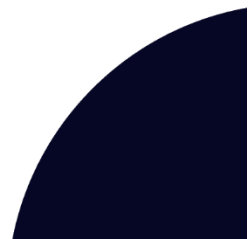
amos



Offering beautiful estuary views and being presented to an excellent standard is this spacious **one/two bedroom** ground floor flat which benefits from a long lease. Having large lounge/bedroom, dining room, double bedroom, modern fitted kitchen, utility room and four piece bathroom suite together with own private rear garden and off street parking for two vehicles.

A modern flat which retains plenty of charm and character situated in this popular location within walking distance of Hadleigh Town Centre, local bus routes and Hadleigh Country Park whilst also being within easy access of Leigh mainline Station and Leigh Broadway with its array of shop, bars and restaurants. Early Viewings Advised.

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call home.**



TOTAL APPROX. FLOOR AREA 751 SQ.FT. (69.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items 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 operability or efficiency can be given
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Highlights

- \ Bedroom/Lounge 16'3 x 12'4
- \ Bedroom One 12'2 x 10'1
- \ Dining Room/Lounge 12'1 x 9'11
- \ Kitchen 9'10 x 6'10
- \ Four Piece Bathroom Suite
- \ Utility Space
- \ Tastefully Decorated Throughout
- \ Own 60ft Rear Garden
- \ Off Street Parking For Two Vehicles
- \ Long Lease
- \ EPC Band D
- \ Beautiful Outlook





Communal entrance door opening to communal entrance hall with private door to:

Entrance Hall \

Laminate flooring, wall mounted thermostat control, radiator, good size storage cupboard with shelving, power points, good size under stair storage area, doors to accommodation off.

Lounge/Bedroom \

16' into bay x 12'8 (4.87m x 3.86m)

UPVC double glazed bay window to front providing beautiful views over Salvation Army fields, the Thames estuary and beyond, three radiators, fitted carpet, power points, TV point, attractive feature fireplace with timber mantle and tiled hearth, smooth plastered ceiling with coving, part panelled with smooth plastered walls.

Dining Room \

11'11 x 9'11 (3.63m x 3.02m)

Laminate flooring, radiator, uPVC double glazed window to side, power points, telephone point, TV point, smooth plastered and coved ceiling, fireplace, storage cupboard housing Ideal combi condensing boiler and shelving, doorway to kitchen.

Kitchen \

10' x 6'10 (3.04m x 2.08m)

Well fitted kitchen comprising Blanco sink and drainer unit inset into a range of square edge worktops with cupboards and drawers beneath and matching eye level units, integrated fridge freezer, integrated electric oven with four ring gas hob above and chimney style extractor over, power points, smooth plastered ceiling, laminate flooring, uPVC double glazed window to side with uPVC double glazed door adjacent providing access to rear garden, open plan to utility room.

Utility Room \

10' x 5'4 (3.04m x 1.62m)

Square edge worktops with cupboards below and adjacent, space and plumbing for washing machine, uPVC obscure double glazed window to rear, smooth plastered ceiling, laminate flooring, power points, radiator, door to bathroom.





**Bedroom One **

12'2 x 11'3 into wardrobe depth (3.7m x 3.42m)

Fitted carpet, radiator, power points, fitted wardrobes, uPVC double glazed French doors providing access to rear garden.

**Bathroom **

9'5 x 6' (2.87m x 1.82m)

Luxury four piece suite comprising panel bath with chrome controls and separate handheld attachment, push button W.C, vanity wash basin with chrome mixer tap and storage below, fully enclosed shower cubicle with drench style shower head and separate handheld attachment fully tiled surround, half tiled to the majority of the remaining walls, ladder style heated towel radiator, smooth plastered ceiling with inset spotlights, extractor fan, wood effect flooring, obscure double glazed windows to sides and rear.

**Rear Garden **

Own private rear garden of excellent size which commences with area laid to patio whilst the remainder is mainly laid to established lawn, screen panelled fencing to borders, outside tap.

**Outbuilding 13'7 x 7'9 **

Elevated decking leading to timber storage shed with front door access and adjacent window.







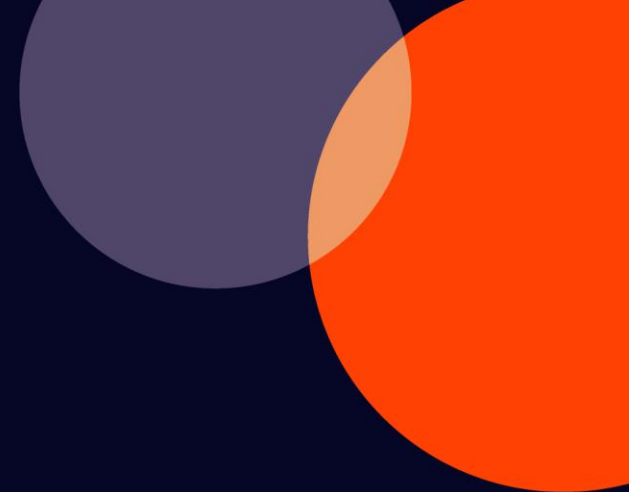
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Should you arrange a Mortgage through our recommended mortgage advisor, again of which there is no obligation we will receive a commission fee. The amount of commission will depend on the size of the loan and any associated products that you decide to take.

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