

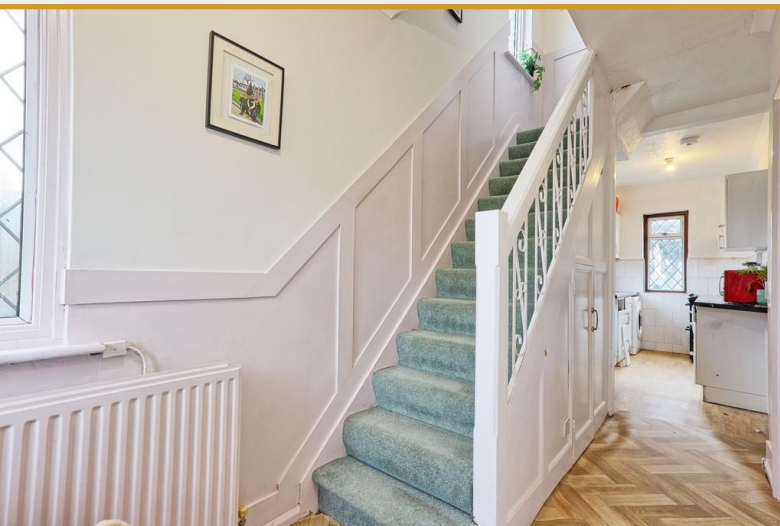
Brown & Brand



Church Road
Hadleigh, SS7 2HA

- Three Bedroom Semi detached house
- Spacious lounge/diner with bay window
- Large South facing rear garden
- Off road parking for two cars and garage

GUIDE PRICE
£350,000-£375,000





Property Description

Situated in a highly sought-after turning close to Hadleigh town centre and well-regarded local schools, this spacious three-bedroom semi-detached house offers tremendous potential. The accommodation comprises an entrance hallway, an impressive 27ft lounge/diner with a feature fireplace, and a generously sized kitchen. Upstairs are three well-proportioned bedrooms and a family bathroom suite. Externally, the property benefits from a fantastic south-facing rear garden, along with a garage and off-road parking for two vehicles.



ACCOMMODATION COMPRISES

Approached via hardwood door with obscure panelling giving access to:

ENTRANCE HALLWAY

Double glazed led light windows to front and side. Radiator. Coving to ceiling. Fitted carpet. Stairs to first floor with under stairs storage cupboard housing gas metre. Door to:

LOUNGE/DINER

26' 8" x 10' 8" (8.13m x 3.25m)

LOUNGE AREA

Double glazed bay led light window to front. Radiator. Feature fireplace. Fitted carpet. Coving to ceiling. TV point.

DINING AREA

Sliding patio doors giving access to garden. Radiator. Coving to ceiling. Serving hatch.

KITCHEN

11' 8" x 5' 9" (3.56m x 1.75m) Kitchen is fitted with white gloss units to both ground and eye level with laminate work surfaces over incorporating stainless steel sink unit with tap and drainer. Space and plumbing for washing machine. Freestanding cooker. Space for freestanding fridge freezer. Led light windows to rear and side. Double glazed door to side giving access to garden. Laminate flooring. Radiator.

FIRST FLOOR ACCOMMODATION

LANDING

Obscure led light window to side. Coving to ceiling. Fitted carpet. Door to:

BEDROOM ONE

13' 5" x 9' 6" (4.09m x 2.9m) Bay led light window to front. Radiator. Fitted carpet.

BEDROOM TWO

13' 10" x 9' 5" (4.22m x 2.87m) Double glazed led light window to rear. Radiator. Fitted. Carpet

BEDROOM THREE

6' 6" x 6' 9" (1.98m x 2.06m) Double glazed LED light windows to front and side. Fitted carpet. Radiator.





BATHROOM

Three-piece suite comprising panel bath with shower attachment. Pedestal wash hand basin. WC. Lino flooring. Partly tiled walls. Obscure double-glazed window to rear.

GARDEN

The rear garden is south facing and is approximately 90ft (un-measured). Concrete pathway with remainder laid to lawn with mature tree and shrub borders. Privacy fencing. Wooden shed. Electric points

PARKING

Parking is provided via a block paved driveway providing parking for two cars.



Energy performance certificate (EPC)		
121, Church Road Browley SS7 2PA	Energy rating E	Valid until: 21 September 2028
Property type	Semi-detached house	
Total floor area	73 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) (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 E. It has the potential to be B.

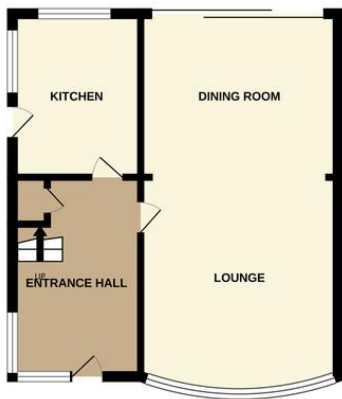
The graph shows this property's current and potential energy rating.

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

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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