



Florence Close, Hadleigh, Essex, SS7 2PN
2 bedroom terraced bungalow / £325,000 / t. 01702 555888



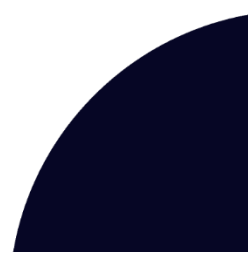
Offered with no onward chain, this extend and well presented **two bedroom** bungalow is situated in a popular turning within Hadleigh.

The accommodation comprises a spacious lounge, modern fitted kitchen, two generously sized bedrooms and a four-piece bathroom suite. Externally, the property boasts a charming, low-maintenance rear garden. Further benefits include double glazing throughout and gas central heating via a combination boiler.

Tucked away within a quiet cul-de-sac in the heart of Hadleigh, the property is just a short stroll from Hadleigh Country Park and its scenic surroundings, as well as Hadleigh Town Centre, offering a variety of shops, amenities, cafés, and supermarkets. Excellent transport links are also nearby, with local bus services providing direct routes to Southend and Rayleigh. Also benefiting from being within the King John school catchment.

Early viewings are highly recommended.

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Approximate total area⁽¹⁾
746 ft²
69.2 m²

(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

- \ **Extended Two Bedroom Terraced Bungalow**
- \ **No Onward Chain**
- \ **Large Lounge**
- \ **Modern Fitted Kitchen**
- \ **Four Piece Bathroom Suite**
- \ **Low Maintenance Rear Garden**
- \ **Gas Central Heating Via Combination Boiler**
- \ **Quiet Cul De Sac Within Hadleigh**
- \ **Walking Distance To Hadleigh Town & Country Park**
- \ **Hadleigh Infants/Juniors & King John School Catchments**
- \ **Close To Local Bus Routes**
- \ **Viewings Advised**
- \ **Council Tax Band (C)**
- \ **EPC Rating TBC**

Obscure double glazed entrance door opening to:

**Entrance Hall **

Fitted carpet, radiator, power points, covered ceiling, loft access hatch, thermostat control, storage cupboard, doors to accommodation off.

**Lounge 14'6 x 13'3 **

Double glazed sliding patio doors leading to rear garden, fitted carpet, radiator, power points, T.V point, coved ceiling.

**Kitchen 10'5 x 9'4 **

Modern fitted kitchen comprising sink and drainer unit with chrome mixer tap inset into range square edge worktops with high gloss cupboards and drawers beneath and matching eye level units, integrated double oven, inset four ring gas hob with extractor above, integrated fridge/freezer, integrated dishwasher tiled walls, radiator, power points, doorway to bedroom, double glazed window to rear with door adjacent leading to rear garden.

**Bedroom One 15'10 x 11'1 **

Double glazed window to front, fitted carpet, radiator, power points, coved ceiling.

**Bedroom Two 12'11 x 10' **

Double glazed window to front, fitted carpet, radiator, power points, fitted wardrobes, coved ceiling.



**Bathroom 13'2 x 5'3 **

Four piece suite comprising panelled corner bath with handheld attachment, shower cubicle with shower over, push button WC, vanity wash basin with chrome mixer tap and storage below, tiled walls, extractor, heated towel radiator, storage cupboard housing space and plumbing for washing machine and Vaillant combination boiler, radiator, obscure double glazed window to rear.

**Rear Garden **

Low maintenance rear garden commencing with patio whilst the remainder is laid to shingle, timber shed, fencing to borders, rear access gate.



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The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is 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 with regard to 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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