

SCOTT &
STAPLETON

BEECH ROAD
, SS7 2AG
£1,800 PCM





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Scott & Stapleton are pleased to offer to let this deceptively spacious and recently refurbished three bedroom detached family home. Situated in the popular part of Hadleigh and within walking distance to the town centre. Spacious accommodation including two separate reception rooms, modern recently fitted kitchen, breakfast room, utility room, ground floor bathroom, three good sized bedrooms plus additional shower room. The property also benefits from low maintenance south facing rear garden, double glazing and gas central heating. Available early-mid August on an unfurnished basis.



Entrance Hallway

Living room

4.09m x into bay x 3.53m (13'5 x into bay x 11'7)

Second reception room

3.73m x 3.76m (12'3 x 12'4)

Kitchen breakfast room

5.11m x 3.78m maximum (16'9 x 12'5 maximum)

Utility room

2.11m x 1.40m (6'11 x 4'7)

Ground floor bathroom

3.07m x 1.85m (10'1 x 6'1)

First floor landing

Bedroom one

4.11m into bay x 4.67m (13'6 into bay x 15'4)

Bedroom two

3.81m x 3.73m (12'6 x 12'3)

Bedroom three

3.10m x 2.64m (10'2 x 8'8)

Shower room

1.68m x 1.14m (5'6 x 3'9)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of all items, whether structural or otherwise, are approximate and subject to change without notice. The contractor shall be responsible for any errors or omissions. This plan is for information only and does not constitute a contract. Measurements are not to scale and are subject to change without notice. Measurements are not to scale and are subject to change without notice. Measurements are not to scale and are subject to change without notice.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	