



STUART THOMAS
ESTATES



- GREAT LOCATION
- TWO BEDROOMS
- IN NEED OF MODERNISATION
- LOUNGE/DINER

94 The Avenue, Hadleigh, Essex, SS7 2HG

Guide Price £325,000

GUIDE PRICE OF £325,000 - £350,000. Location Location Location! This semi detached TWO BEDROOM BUNGALOW is offered for sale with NO ONWARD CHAIN. Well situated within walking distance of Hadleigh Town Centre. In need of MODERNISATION there is a LOUNGE DINER overlooking the rear garden, kitchen with useful lean to behind the garage, two bedrooms and bathroom. Enclosed carport and small rear garden.



Property Description

ENTRANCE HALL

Entrance door with a stained glass inset leads to the entrance hall. Obscure glazed window to the side. Two radiators. Access to the loft. Airing cupboard.

LOUNGE/DINER

19' 8" x 10' 10" narrowing to 7' 11" (5.99m x 3.3m) Double glazed window and a double glazed door with an adjacent window leads to the rear garden. Fireplace with a gas coal effect fire. Coving. Two wall light points.

KITCHEN

9' 11" x 7' 5" (3.02m x 2.26m) Fitted with units at eye and base level with working surfaces over. Built in oven and a 4 ring gas hob. Gas fired central heating boiler. Single drainer stainless steel sink unit with a mixer tap over. Louvre window to the side. Door and an adjacent window leads to the lean to.

LEAN TO

15' 7" x 7' 10" (4.75m x 2.39m) Double glazed door and window overlooking the rear garden. Space and plumbing for a washing machine. Door leads to the enclosed carport which has an up and over door to the front.

BEDROOM ONE

14' 2" into the bay" x 10' 10" (4.32m x 3.3m) Double glazed georgian style bay window to the front. Fitted wardrobes. Radiator. Coving.

BEDROOM TWO

9' 11" x 8' 8" (3.02m x 2.64m) Secondary double glazed window to the front. Double radiator.





BATHROOM

With a low level wc pedestal wash hand basin and panelled bath with an electric shower over. Obscure glazed window to the side. Radiator.

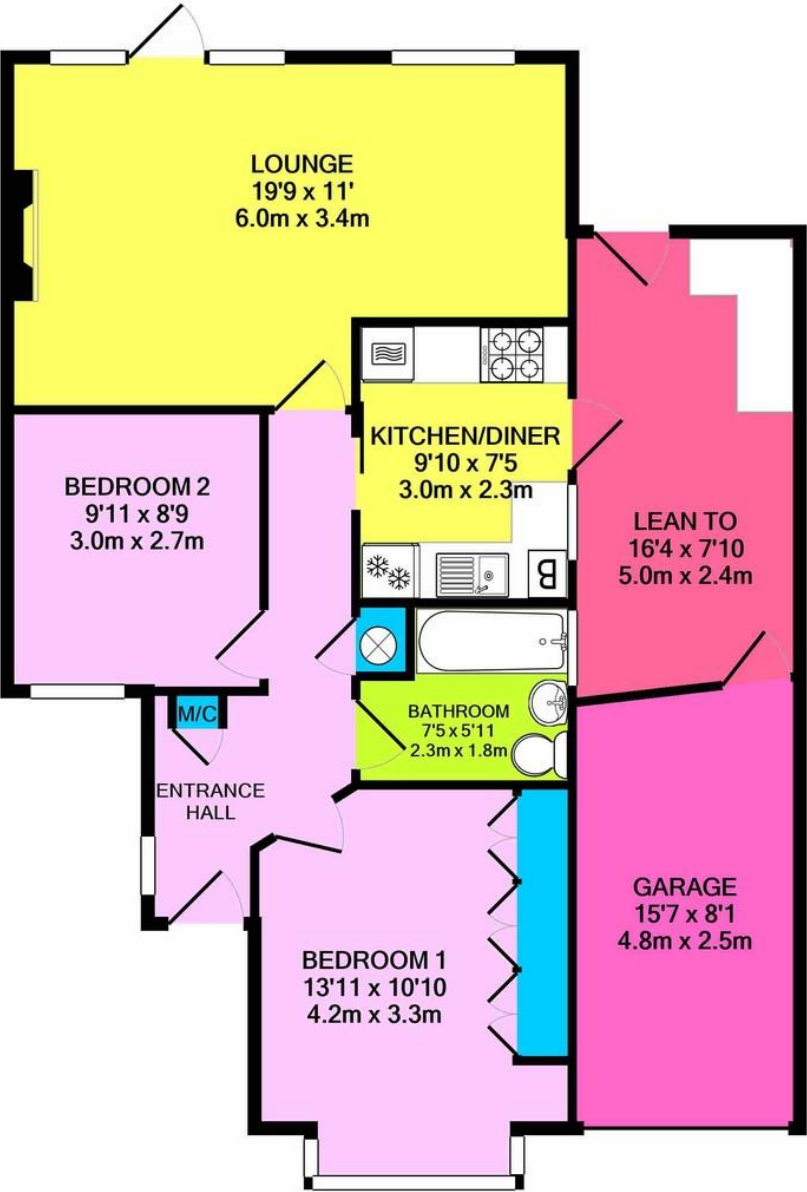
ENCLOSED CARPORT

To the side of the property with an up and over door. Personal door leads to the lean to.

REAR GARDEN

This small garden is mainly paved with established shrub borders. Garden shed.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

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

Made with Metropix ©2021

nts Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and ntial buyers are advised to recheck the measurements