



stuart
thomas

88A Rectory Road

Hadleigh, SS7 2ND

- RARE OPPORTUNITY
- PRETTY ONE BEDROOM COTTAGE
- ALLOCATED PARKING
- WELL FITTED KITCHEN

Guide Price £213,000

EPC Rating '68'



LOUNGE 13' 9" x 11' 5" (4.19m x 3.48m) Entrance door leads to the Lounge which has a double glazed bay window to the front. Radiator. Coving. Stairs lead to the first floor. Laminate flooring.

KITCHEN 11' 4" x 5' 4" (3.45m x 1.63m) Well fitted with units at eye and base level with work surfaces over. Single drainer stainless steel sink unit with mixer tap over. 4 ring gas hob and a built under oven. Space and plumbing for a washing machine. Radiator. Coving. Double glazed sash window to the side.

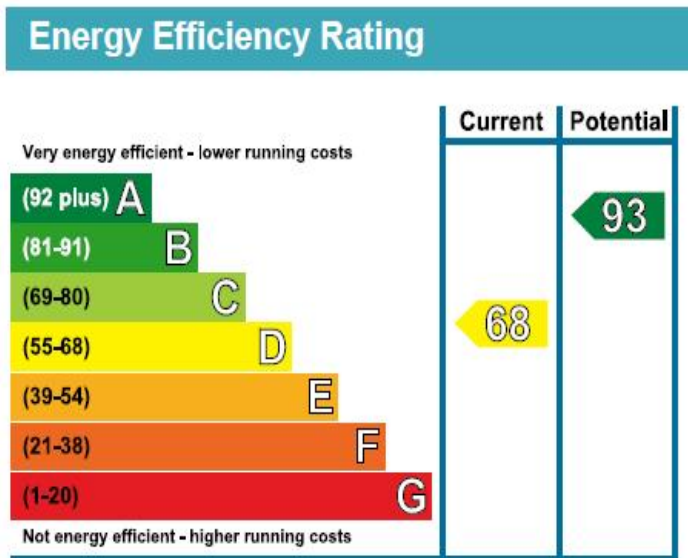
LANDING Double glazed sash window.

BEDROOM 11' 8" x 10' 4" (3.56m x 3.15m) Two double glazed sash windows. Radiator. Coving.

BATHROOM With a 3 piece suite in white comprising a low level wc pedestal wash hand basin and panelled bath. Radiator. Double glazed obscure window. Extractor fan. Coving. Tiled floor.

OFF STREET PARKING Via a shared driveway for one

vehicle.



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