



- FOUR BEDROOM HOUSE
- GROUND FLOOR CLOAKROOM
- CONSERVATORY
- SPACIOUS LOUNGE

## 31 Templewood Court, Hadleigh, Essex, SS7 2RQ

Come along and view this FOUR BEDROOM HOUSE in Central Hadleigh. Located on this popular development within easy walking distance of all local amenities here is an opportunity not to be missed.

Guide Price £325,000





## Property Description

### DESCRIPTION

WOW! A FOUR BEDROOM HOUSE IN CENTRAL HADLEIGH  
AT THIS PRICE! GUIDE PRICE £325,000 TO £350,000

### ENTRANCE LOBBY

Double glazed entrance door with a glazed panel and an obscure glazed side screen leads to the entrance lobby. Cupboard housing the gas fired central heating boiler. Inset ceiling spotlights. Twin 8 light doors leads to the:-

### ENTRANCE HALL

Radiator. Built in cupboard housing the electric meter. Wood flooring.

### CLOAKROOM

Low level wc and a hand wash basin. Wood flooring.

### LOUNGE

With double glazed sliding patio doors leading to the conservatory. Stairs lead to the first floor with a cupboard under. Double radiator with a cover. Two wall light points. Coving. Wood flooring.



### DINING ROOM

Double glazed bay window to the front with a curved radiator below. Coving. Two wall light points. Woodflooring. Twin glazed doors and an adjacent side screen lead to the Lounge.

### KITCHEN

Well fitted with a range of units at eye and base level with ample work surfaces over. Glazed display cupboard and open shelving. Four ring electric hob with an extractor cooker hood over. Double oven in a housing unit. Space and plumbing for





a dishwasher and washing machine. Space for a fridge freezer. Tiled floor. Double glazed window to the front.

#### CONSERVATORY

With double glazed patio doors leading to the rear garden. Radiator.

#### BEDROOM ONE

Double glazed window to the rear. Radiator. Laminate flooring. Fitted wardrobes bedside cabinets and chest of drawers to remain.

#### BEDROOM TWO

Double glazed window to the front. Radiator. Coving.

#### BEDROOM THREE

Double glazed window to the front. Radiator. Open wardrobe unit. Laminate flooring.

#### BEDROOM FOUR

Double glazed window to the rear. Radiator. Bulkhead storage cupboard.

#### BATHROOM

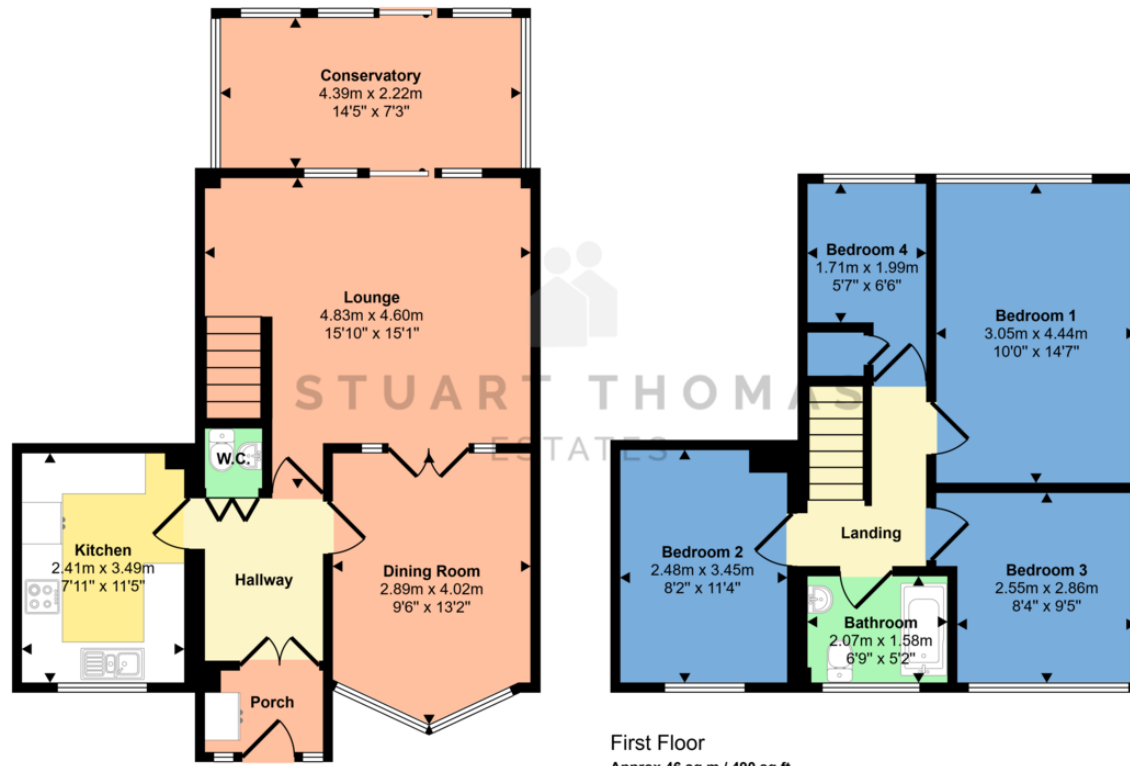
Low level wc hand wash basin with cupboards under and a panelled bath with a mixer tap and shower attachment. Electric shower over the bath and a shower screen. Electric shaver socket. Heated towel rail. Double glazed obscure window to the front. Fully tiled to all visible walls.

#### GARAGE

We understand from the vendor that a garage included in a block nearby



Approx Gross Internal Area  
104 sq m / 1123 sq ft



Ground Floor  
Approx 59 sq m / 632 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## REAR GARDEN

This easily maintained rear garden is mainly paved with screen fencing to the boundaries. Garden shed. Rear access to a pathway.

## GENERAL

Tenure Leasehold

999 year lease from 29/9/1963

Service charge £96 per month to include buildings insurance and communal garden maintenance

Castle Point Borough Council

Council Tax Band B

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		

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