



Brown & Brand



Templewood Road  
Hadleigh, SS7 2RJ

- One Bedroom First Floor Flat
- Within Easy Access of John Burrows Playing Fields
- Within 1/2 a Mile of Hadleigh Town Centre
- Double bedroom

**£145,000**





## Property Description

Located on a sought-after road with views over John Burrow Playing Fields, this well-presented one-bedroom first-floor apartment is offered with no onward chain.

The accommodation comprises an entrance hallway, a spacious lounge, a good-sized bedroom, and a well-appointed three-piece bathroom suite. The property also features a generously sized kitchen/breakfast room with a door leading into the lounge, creating a practical and comfortable living space.

Further benefits include access to communal gardens and parking available on a first-come, first-served basis.





#### ACCOMMODATION:

Approached via stairs to first floor which leads to a communal balcony which in turn leads to a UPVC double glazed entrance door giving access through to:

#### ENTRANCE HALLWAY:

The hallway features fitted carpet, a wall-mounted thermostat, radiator, loft access, and a large storage cupboard housing the gas and electric meters. The ceiling is finished with a smooth plaster.



#### BATHROOM:

The bathroom comprises a three-piece suite, including a bath with shower attachment, WC, and vanity sink unit with mixer tap. The walls are partly tiled, and there is an obscured double-glazed window to the side along with a radiator.

#### BEDROOM 1:

13' 5" x 9' 11" (4.09m x 3.02m) Carpet. Radiator. UPVC double glazed windows to rear.

#### KITCHEN/BREAKFAST ROOM:

12' 1" x 8' 5" (3.68m x 2.57m) The kitchen/breakfast room is fitted with modern cream units at both base and wall level, complemented by laminate work surfaces incorporating a stainless steel sink with drainer. Additional features include a wall-mounted boiler, tiled splashbacks, radiator, and tiled flooring. There is space and plumbing for a washing machine, as well as space for a cooker and fridge freezer. A door leads through to the lounge.



#### LOUNGE:

13' 2" x 11' 5" (4.01m x 3.48m) The lounge is a bright and comfortable space with a double-glazed window to the rear, radiator, and fitted carpet.

#### EXTERNALLY:

#### COMMUNAL GARDENS:

Laid to lawn.

#### STORAGE:

This flat comes with its own external storage cupboard.

**Energy performance certificate (EPC)**

81 Templewood Road SS7 2RJ	Energy rating <b>C</b>	Valid until: 7 July 2035
		Certificate number: 5535-3423-4500-0868-2202

Property type: Top-floor flat  
Total floor area: 48 square metres

**Rules on letting this property**

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

**Energy rating and score**

This property's energy rating is C. It has the potential to be C.

See [how to improve this property's energy efficiency](#).

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60

Score	Energy rating	Current	Potential
82+	A		
81-81	B		
69-80	C	73 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**LEASE & CHARGE INFORMATION:**

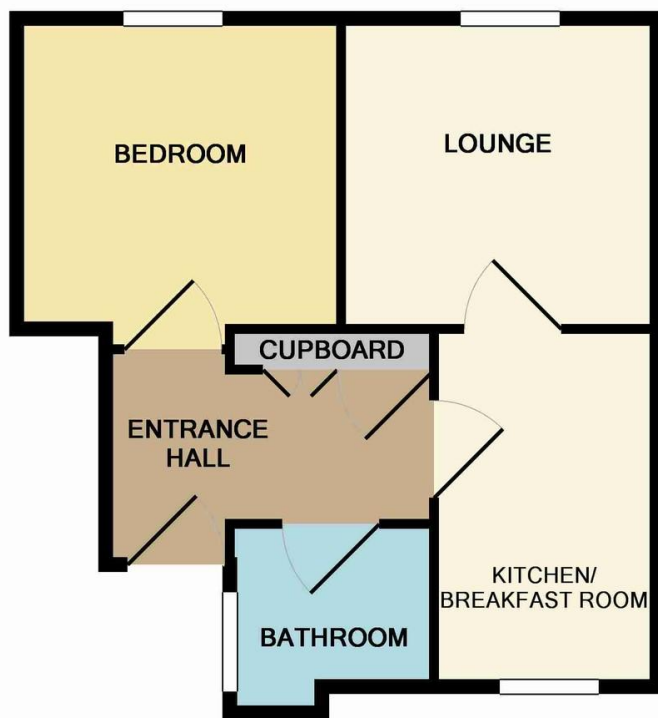
Lease - 101 years remaining  
Service Charges - £1317.94  
Ground Rent - £10 per annum

**N.B:**

In accordance with the 1979 Estate Agency Act, it must be noted that a partner at Brown & Brand has a vested interest in the property.

**MATERIAL INFORMATION**

Due to the seller never having occupied and only having limited knowledge about the property they have been unable to provide all answers to material information.



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  
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