



Brown & Brand

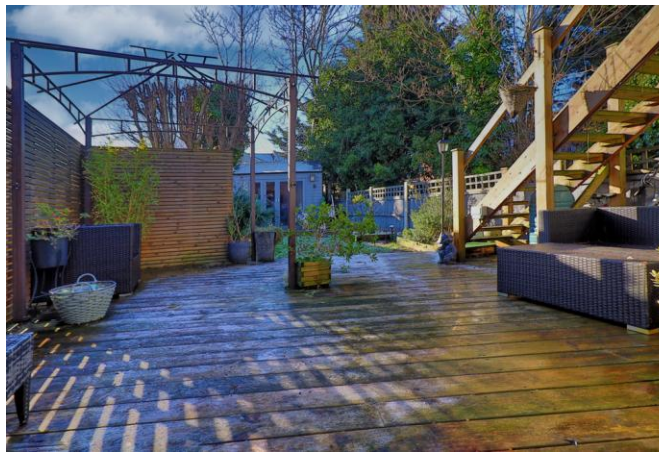


Church Road
Hadleigh, SS7 2DQ

- Two Bedroom First Floor Flat
- Spacious Kitchen/Dining Room
- Easily Maintained South Facing Garden
- Off Street Parking For Two Cars

£300,000





Property Description

We present this Two bedroom first floor flat in the heart of Hadleigh with own private south backing rear garden. Having a spacious lounge with a large bay window to the front. Great kitchen/dining area , Two good size bedrooms and a recently fitted Three piece bathroom. Property also benefits from having a South facing garden with plenty of space to entertain in the summer months. Paved area to the front offering off street parking for two cars. Also benefiting from double glazing throughout and gas central heating via combination boiler.

Situated within a short stroll from Hadleigh Town Centre with its array of shops, supermarkets and café's whilst also having both Hadleigh Infant and Junior schools close by. Local woods, parks and transport links are also within easy reach. We would therefore advise viewing at your earliest convenience.



APPROACHED VIA

Entrance door with glass inserts. Giving access through to:

ENTRANCE HALLWAY

Wood effect laminate flooring. Radiator. Carpeted stairs leading to first floor:

LANDING

Wood effect laminate flooring. Vertical radiator. Textured ceiling with pendant light. Double glazed opaque window to flank. Doors giving access through to:



LOUNGE

13' 3" x 12' 8" (4.04m x 3.86m) Double glazed bay window to front. Radiator. Wood effect laminate flooring. Textured ceiling with pendant light. Feature fireplace inset with electric log burner fire and mantel over.

KITCHEN/DINER

Modern kitchen is fitted with eye and base level units with contrasting worksurfaces over and incorporating sink with mixer tap over and drainer. Electric double oven with five ring gas hob and extractor hood over. Radiator. Textured ceiling with spotlights. Space and plumbing for washing machine. Cupboard housing wall mounted combination boiler. Integrated fridge/freezer. Wood effect laminate flooring. Tiled splashbacks. Double glazed window to rear.

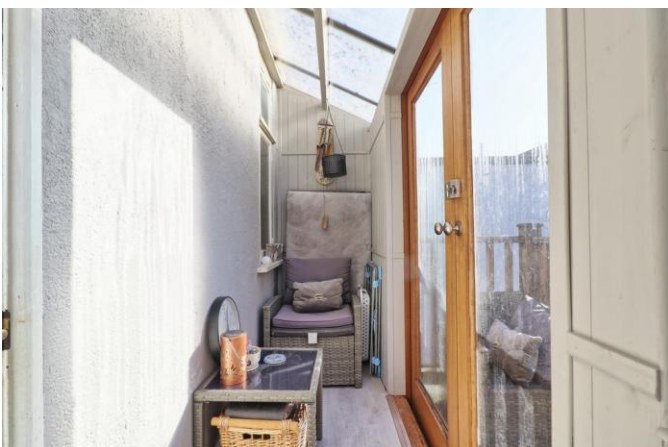


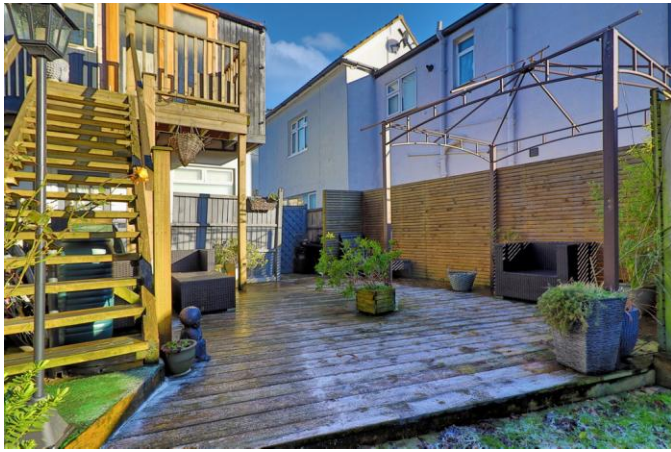
INNER HALLWAY

Wood effect laminate flooring. Smooth ceiling with pendant light. Doors giving access through to:

BATHROOM

Fitted with a Three piece suite comprising of a panelled bath with rainforest shower over, hand held attachment and shower screen. Close coupled WC and wash hand basin inset to vanity unit with mixer taps over. Tiling to walls. Ladder style radiator. Textured plastered ceiling with spotlights. Extractor fan. Tiled effect cushion flooring. Opaque window to rear.





LEAN TO

12' 4" x 3' 4" (3.76m x 1.02m) Wood effect laminate flooring. Storage cupboard. Windows to rear with double doors giving access to stairs leading down to South facing rear garden.

EXTERNALLY

REAR GARDEN

The property also benefits from it's own private secluded South facing garden commencing with a decked area great for entertaining, small lawn edged with raised planted borders. Privacy fencing. Gated side access. Garden shed with double doors. Outside tap. Power.

FRONT GARDEN/PARKING

Privacy hedging to the side. Paved driveway providing parking for two cars.



1ST FLOOR



Energy performance certificate (EPC)		
14a Church Road Hadleigh SS7 2DQ	Energy rating D	Valid until 9 January 2036
Property type Top-floor flat		Certificate number 7590-0400-0922-6491-3953
Total floor area 58 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 D. 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

Whilst every effort has been made to ensure the accuracy of the figures contained here, measurements of floor, ceiling, room and any other areas are approximate and no responsibility is taken for any error