



STUART THOMAS
ESTATES



- CASH BUYERS ONLY
- NO OFF STREET PARKING
- MAINLY TIMBER CONSTRUCTION
- CONVENIENT LOCATION

10 Arcadian Gardens, Hadleigh, Essex , SS7 2RP

Guide Price £250,000

We believe this character property was previously an old Tennis Pavilion. Tucked away with PEDESTRIAN ACCESS ONLY and NO OFF STREET PARKING this property is ONLY AVAILABLE TO CASH BUYERS due to the fact the property is of mainly TIMBER CONSTRUCTION.



Property Description

ENTRANCE LOBBY

Three quarter glazed door leads to the entrance lobby. Three quarter glazed door to the rear. Quarry tiled floor. Door leads to the kitchen.

LOUNGE

12' 6" x 12' 1" (3.81m x 3.68m) Windows to the side and rear. Double and single radiator. Access to the loft. Coving. Three quarter glazed door and an adjacent window to the rear. Thermostat for the central heating. Storage cupboard.

DINING ROOM

18' 2" x 9' 10" narrowing to 8' 4" (5.54m x 3m) Windows to the front and rear. Two radiators. Access to the loft. Cupboard housing the hot water cylinder and gas fired central heating boiler. Built in wardrobe cupboard.

KITCHEN

10' 5" x 5' 2" (3.18m x 1.57m) Fitted with a range of units at eye and base level with work surfaces over. Belfast sink. Space and plumbing for a washing machine. 4 ring gas hob and a built under oven. Concealed extractor cooker hood. Radiator. Wood flooring. Door leads to the bathroom.

BEDROOM ONE

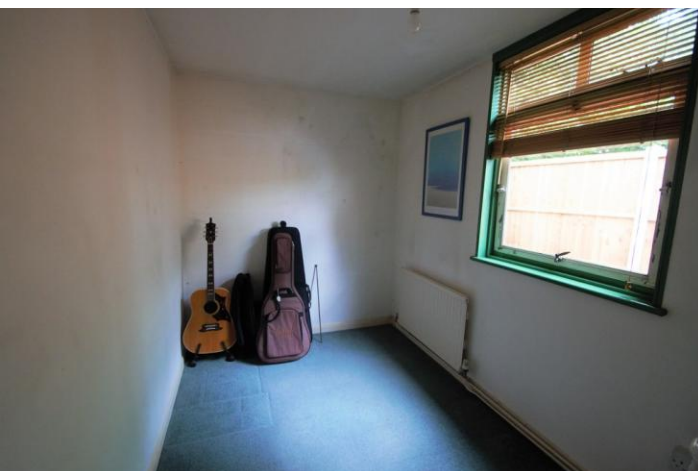
11' 5" x 11' 0" (3.48m x 3.35m) Three quarter glazed door and an adjacent window to the front. Radiator.

BEDROOM TWO

11' x 6' 7" (3.35m x 2.01m) Window to the rear. Radiator.

BATHROOM

3 piece white suite comprising alow level wc pedestal wash



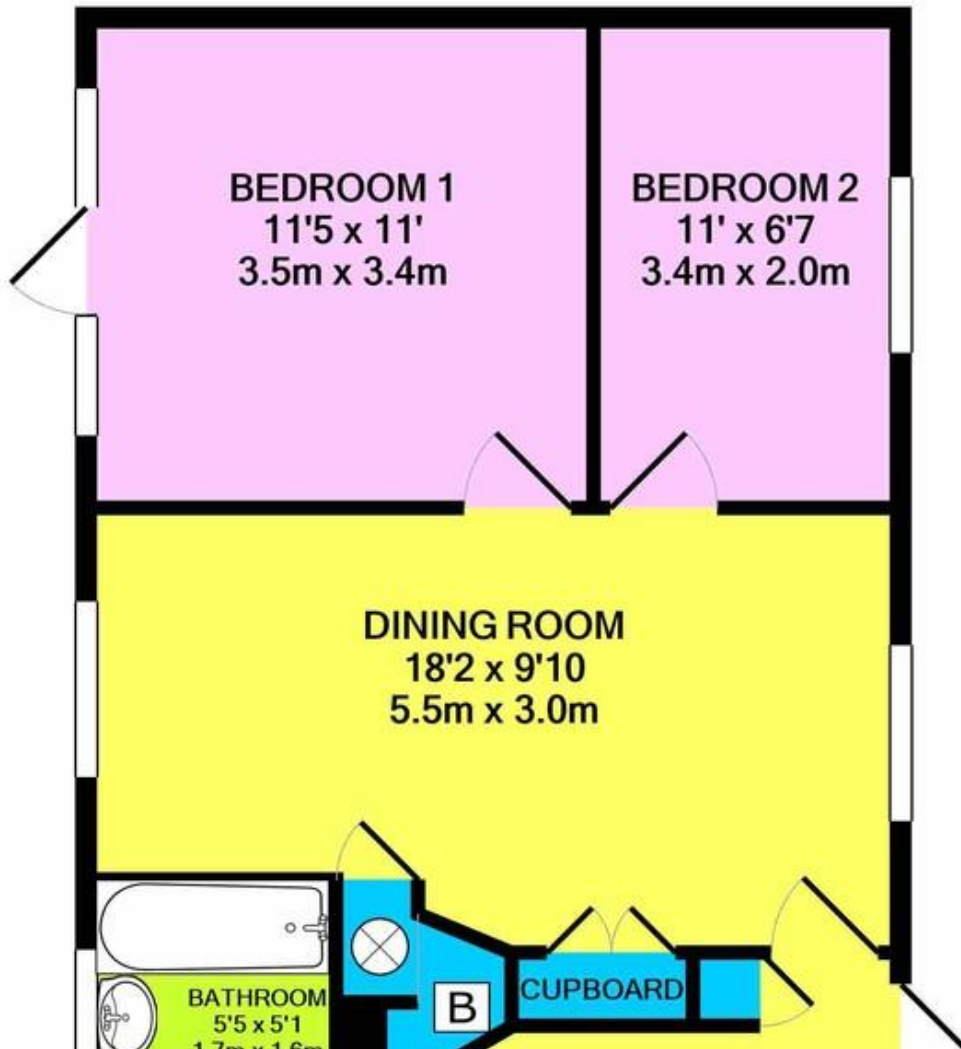


hand basin and panelled bath. Radiator. Obscure glazed window to the side. Wood flooring. Some wood panelling and ceramic tiling to the walls.

GARDEN ROOM

Laid to lawn with well established borders. An old asbestos garage. Pedestrian access only.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	29 F	

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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 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