



STUART THOMAS  
ESTATES



- CHARACTER FAMILY HOME
- FOUR BEDROOMS
- SUPERB VIEWS AT THE REAR
- GROUND FLOOR SHOWER ROOM

77 Castle Road, Hadleigh, Essex , SS7 2AU

Guide Price £325,000

VIEWINGS SATURDAY 27TH NOVEMBER. CALL TO BOOK YOUR APPOINTMENT TO VIEW. A very rare opportunity to acquire this CHARACTER PROPERTY situated in a HIGHLY SOUGHT AFTER LOCATION with VIEWS TO THE REAR over OPEN FIELDS and the ESTUARY BEYOND. In need of COMPLETE MODERNISATION there are 2 reception rooms, kitchen and shower room to the ground floor, upstairs are 4 bedrooms (2 of which are interconnecting).





## Property Description

### ENTRANCE HALL

Entrance door leads to the entrance hall. Stairs lead to the first floor. Thermostat for the central heating.

### LOUNGE

13' 7" x 12' 9 into the bay" (4.14m x 3.89m) Double glazed bay window to the front. Tiled fireplace. Double radiator. Twin doors lead to the dining room

### DINING ROOM

11' 2" x 11' 0" (3.4m x 3.35m) Double glazed window to the rear. Double radiator.

### KITCHEN

10' 4" x 8' 4" (3.15m x 2.54m) Double glazed door to the side. Single drainer stainless steel sink unit with a mixer tap over. Units at eye and base level. Wall mounted gas fired central heating boiler. Door to :-

### SHOWER ROOM (GROUND FLOOR)

Low level wc pedestal wash hand basin and a double shower. Double radiator. Obscure double glazed window to the rear.

### BEDROOM ONE

11' 2" x 11' 1" (3.4m x 3.38m) Double glazed window to the rear with views. Double radiator.

### BEDROOM TWO

10' 4" x 8' 4" (3.15m x 2.54m) Double glazed window to the rear with views. Double radiator.

### BEDROOM THREE

10' 7" x 8' 8" (3.23m x 2.64m) Double glazed window to the







front. Radiator. Door leads to Bedroom 4

#### BEDROOM FOUR

10' 6" x 7' 9" (3.2m x 2.36m) Double glazed window to the front. Door to Bedroom Three

#### REAR GARDEN

This good size rear garden backs on to open fields. Shed Greenhouse Further outbuildings to the bottom of the garden. Outside water supply. Gate leads to the accessway leading to the front of the property.





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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 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.