



STUART THOMAS
ESTATES



- SOUGHT AFTER CUL DE SAC
- LARGE PLOT
- BACKING PLAYING FIELDS
- NO ONWARD CHAIN

16 Rectory Close, Hadleigh, SS7 2NF

Guide Price £450,000

GUIDE PRICE £450,000 to £475,000 DONT MISS THIS ONE! RARELY AVAILABLE. A short walk to HADLEIGH TOWN CENTRE in this SOUGHT AFTER CUL DE SAC. This semi detached THREE BEDROOM BUNGALOW is offered for sale with NO ONWARD CHAIN. Standing on a LARGE PLOT backing PLAYING FIELDS.



Property Description

ENTRANCE HALL

Double glazed entrance door with stained glass lead light insets leads to the entrance hall. Coving. Access to the loft which the vendor informs us is insulated. Radiator.

LOUNGE

16' 0" x 11' 9" (4.9 into the bay x 3.6m) With a double glazed bay window to the front aspect. Double radiator. Double glazed window to the side. Tiled fireplace with an electric fire. Coving.

KITCHEN

11' 9" x 8' 10" (3.6m x 2.7m) Well fitted with a range of units at eye and base level with ample work surfaces over. Single drainer stainless steel sink unit with a mixer tap. Space and plumbing for a washing machine, space for a fridge. 4 ring gas hob and a built under oven. Concealed extractor cooker hood. Cupboard housing the concealed gas fired central heating boiler. Radiator. Fully tiled to all visible walls. Double glazed door leads to the side.

BEDROOM ONE

12' 9" x 12' 1" (3.9m x 3.7m) Double glazed window to the rear. Radiator. Coving.

BEDROOM TWO

12' 1" x 11' 5" (3.7m x 3.5m) Double glazed window to the front. Radiator. Coving.

BEDROOM THREE

7' 10" x 6' 2" (2.4m x 1.9m) Double glazed window to the side. Radiator. Coving.





SHOWER ROOM

This good size room has a 3 piece white suite comprising a low level wc vanity wash hand basin and large shower with an enclosure. Airing cupboard housing the hot water cylinder. Heated towel rail. Radiator. Two double glazed windows to the side. Fully tiled to all visible walls. Electric shaver socket. Extractor fan.

GARAGE

Detached from the property with an up and over door. Personal door to the side.

REAR GARDEN

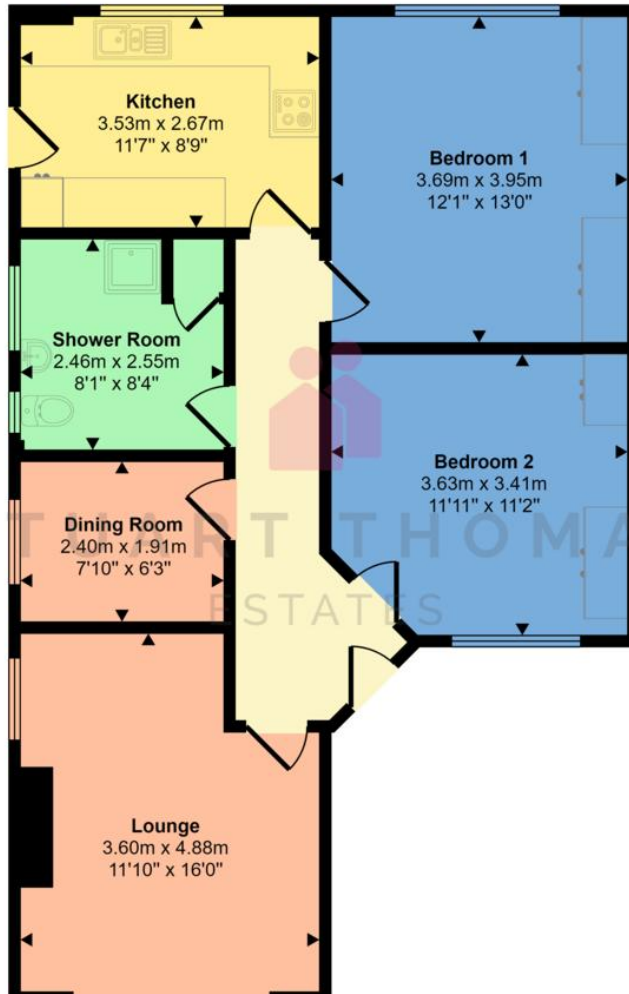
54' x 98' (16.46m x 29.87m) This fan shaped rear garden is approximately 98' wide and backs playing fields. Mainly laid to lawn with shrub borders. Side access to the front. External water supply. External toilet with a high level wc and brick storage.

AGENTS NOTES

- Tenure Freehold
- Castle Point Borough Council
- Council Tax Band C



Approx Gross Internal Area
73 sq m / 786 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	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