



STUART THOMAS
ESTATES



- POPULAR LOCATION
- CLOSE TO HADLEIGH COUNTY PARK
- TWO BEDROOMS
- SOUTH WEST FACING REAR GARDEN

12 Fairlight Road, Hadleigh, Essex, SS7 2QJ

Guide Price £325,000 - £350,000

GUIDE PRICE £325,000 to £350,000 In this sought after location close to the Hadleigh Country Park is this smart semi detached bungalow with a SOUTH WEST facing REAR GARDEN. The property offers 2 bedrooms an attractive lounge, fitted kitchen and bathroom with a FREE STANDING SLIPPER BATH.



Property Description

ENTRANCE LOBBY

Double glazed entrance door with a stained glass lead light panel leading to the entrance lobby.

ENTRANCE HALL

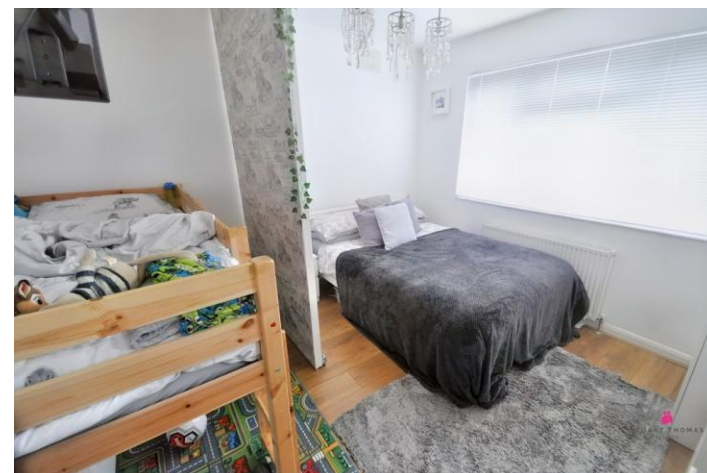
Approached via a door with a lead light inset. Access to the loft. High level meter cupboard. Radiator.

LOUNGE

14' 1" x 11' 5" (4.3m x 3.5m) This attractive room has a double glazed door and an adjacent window leading to the rear garden. Coving. Feature red brick fireplace with a gas coal fire. Coving. Double radiator.

KITCHEN

8' 2" x 7' 10" (2.5m x 2.4m) Fitted with units at eye and base level with wood effect work surfaces over. Single drainer sink unit with a mixer tap over. Space and plumbing for a washing machine and slimline dishwasher to remain. Range cooker with an extractor cooker hood over. Double glazed door leads to the garden. Double glazed window. Laminate flooring. Heated towel rail.



BEDROOM ONE

12' 1" x 10' 9" (3.7m x 3.3m) Double glazed window to the front. Radiator. Laminate wood effect flooring. Lead light obscure double glazed window to the side.

BEDROOM TWO

9' 10" x 7' 10" (3.0m x 2.4m) Double glazed window to the front. Radiator. Laminate flooring.



BATHROOM

With a free standing slipper bath with a mixer tap and shower attachment. Wash hand basin and low level wc. Obscure double glazed window to the side. Heated towel rail. Built in storage cupboard. Half tiled to the walls.

PARKING

Off street parking to the front of the property.

REAR GARDEN

This neat SOUTH WEST facing rear garden is laid to lawn with a decked area. Screen fencing. Shed. Side access to the front. External water and lighting.

NOTES

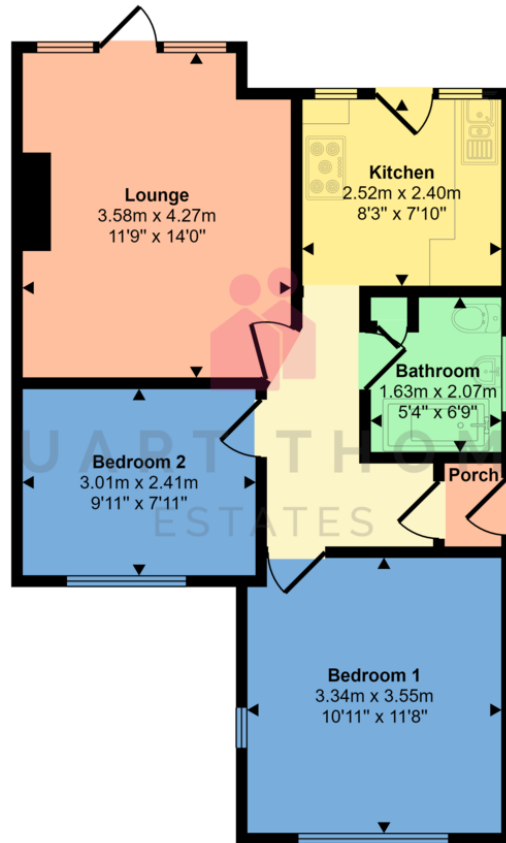
Tenure Freehold

Council Tax Band C

Castle Point Borough Council



Approx Gross Internal Area
51 sq m / 553 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

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