



STUART THOMAS  
ESTATES



- NO ONWARD CHAIN
- WELL FITTED KITCHEN
- CONSERVATORY
- EASY TO MAINTAIN REAR GARDEN

17 Florence Close, Hadleigh, Essex, SS7 2PN

Guide Price £275,000

Looking to downsize but not compromise? Then viewing is recommended of this 1 bedroom bungalow with the bonus of a conservatory, easy to maintain rear garden and off street parking in this popular turning just a stones throw from Hadleigh Town Centre and local bus routes.





## Property Description

### GENERAL

Looking to downsize but not compromise? Then viewing is recommended of this 1 bedroom bungalow with the bonus of a conservatory, easy to maintain rear garden and off street parking in this popular turning just a stones throw from Hadleigh Town Centre and local bus routes.

### ENTRANCE HALL

Double glazed entrance door with obscure glass and lead light detail leads to the inner hallway.

### INNER HALL

Carpetted with a door to the lounge.

### LOUNGE

14' 8" x 10' 2" (4.47m x 3.1m) Double glazed bay window to the front. Radiator. Built in storage cupboard housing the BAXI combi boiler. Feature fireplace with electric fire. Venetian blinds to remain. Door to hall:

### HALL

Carpetted with a useful cloak hanging cupboard.

### KITCHEN

9' 8" x 6' 9" (2.95m x 2.06m) The kitchen comprises of a range of eye base and level solid wood units with cream work surfaces over and stainless steel one and a half bowl sink. Gas hob with extractor fan over. Tiled splashback. Double glazed window to rear.

### CONSERVATORY

12' 8" x 7' 5" (3.86m x 2.26m) A good sized conservatory with patio doors leading to the rear garden with the benefit of a







radiator making it suitable for all round year living. Built in cupboard housing washing machine which will remain. Double glazed windows with blinds to remain. Tiled effect vinyl flooring.

#### BEDROOM

10' 6" x 8' 3" (3.2m x 2.51m) Double glazed window to the side. Built in triple wardrobes to one wall with additional built in double mirrored wardrobes to opposite wall. Carpet. Radiator. Venetian blinds to remain.

#### BATHROOM

6' 2" x 5' 6" (1.88m x 1.68m) The bathroom has a 3 piece white suite comprising a wash hand basin set into a vanity unit with storage cupboards under and concealed cistern WC. Corner shower cubicle. Tiled to all visible walls. Double glazed window with obscure glass to side. Radiator. Wood effect vinyl flooring. Access to the loft.

#### REAR GARDEN

The rear garden is a pleasant easy to maintain courtyard with patio area and wider than average pedestrian access to the side. Garden shed to remain. Pergola to the left hand rear corner.

#### FRONT GARDEN

The front garden has grass to the left hand side with the remainder of the front garden being crazy paved to provide off street parking.

#### AGENTS NOTE

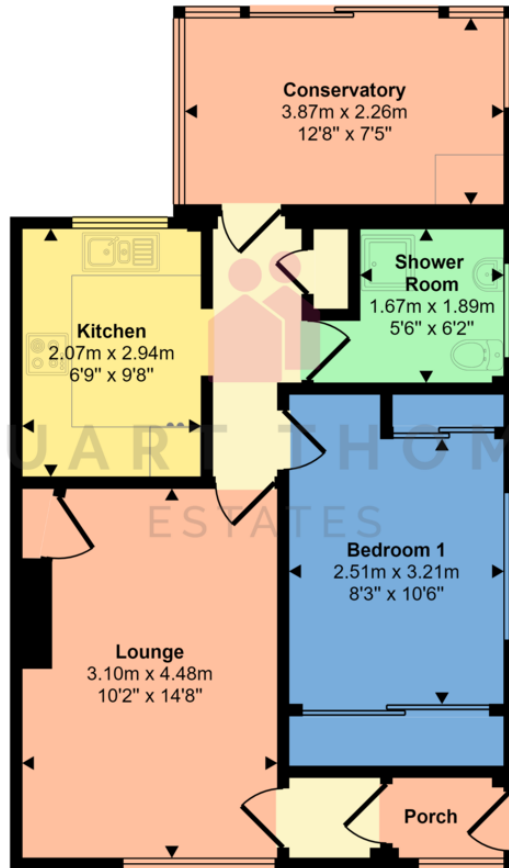
Tenure Freehold

Council Tax Band C

Castle Point Borough Council



Approx Gross Internal Area  
54 sq m / 583 sq ft



Floorplan

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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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