

stuart
thomas



- CENTRAL HADLEIGH LOCATION
- NEAR TO THE COUNTRY PARK
- WEST FACING GARDEN
- KING JOHN CATCHMENT

8 Chapel Lane, Hadleigh, Essex, SS7 2PQ

STUART THOMAS is pleased to offer this three bedroom semi detached house in a popular location in the heart of Hadleigh near to the Country Park. The property has a lounge and kitchen/diner to the rear with a west facing garden. VIEWING ESSENTIAL for buyers looking to put their stamp on a property.

Guide Price £300,000



Property Description

PORCH

Double glazed doors leading into a porch with tiled floor.

HALL

Entrance via character door with stained lead light glass embellishments. Additional stained glass leadlight window to the side. Understairs cupboard housing boiler with an additional downstairs cupboard for storage. Radiator. Room thermostat. Light oak wood effect laminate flooring.

LOUNGE

11' 11" x 11' 02" (3.63m x 3.4m) Fireplace with tiled surround. Double glazed window to front with leadlight and stained glass decoration to fan lights. Radiator. Light wood effect laminate flooring.

KITCHEN/DINER

16'09" x 12'0" (5.11m x 3.55m) Built in cupboards to dining area as well as a brick built fireplace. Radiator. The kitchen area comprises a range of cream eye level and base units with a gloss granite effect rolled top work surface over. Eye level integrated stainless steel gas oven. Stainless steel gas hob with extractor fan over. One and a half bowl stainless steel sink. Breakfast bar incorporating an integrated fridge. Double glazed door to conservatory as well as a double glazed window to rear.

CONSERVATORY

12' 04" x 11' 01" (3.76m x 3.38m) The conservatory is in need of attention but also incorporates a former outside toilet which has most recently been used as a utility area with plumbing for a washing machine.

LANDING





A double glazed window to the side gives the landing plenty of natural light. Carpet.

BEDROOM ONE

12' 0" x 10' 11" (3.66m x 3.33m) Access to loft. Feature picture rail. Double glazed window to rear. Radiator. Carpet.

BEDROOM TWO

11' 11" x 10' 0" (3.63m x 3.05m) Range of fitted wardrobes. Double glazed window to front with decorative lead light stained glass fanlights. Carpet. Radiator.

BEDROOM THREE

7' 05" x 5' 02" (2.26m x 1.57m) Double glazed window to front with decorative lead light stained glass fanlights. Carpet.

SHOWER ROOM

Shower cubicle with mains shower. Wall mounted hand wash basin. Close coupled WC. Half wood panelling. Double glazed window to rear with obscure glass. Radiator. Tiled floor.

FRONT GARDEN

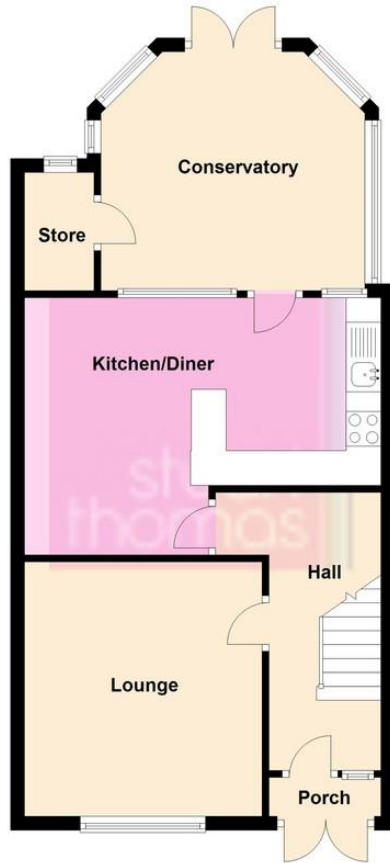
Off street parking with scope to extend further if required.

REAR GARDEN

Decked area. Personal side access to front. West facing garden in need of some TLC.



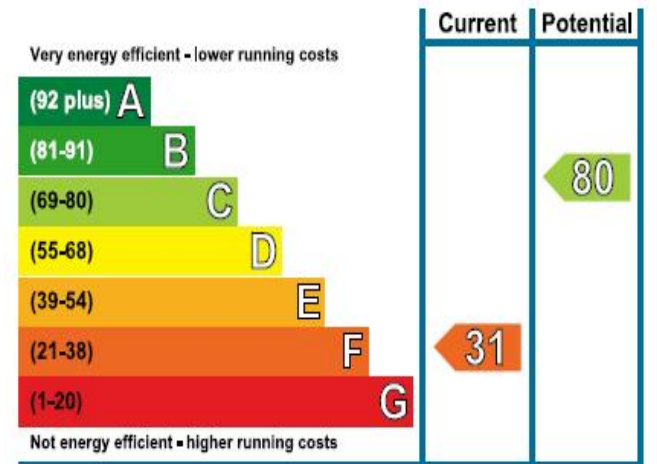
Ground Floor



First Floor



Energy Efficiency Rating



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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