



STUART THOMAS  
ESTATES



- NO ONWARD CHAIN
- GREAT PROJECT
- THREE BEDROOMS
- CENTRAL HADLEIGH LOCATION

77 Templewood Court, Hadleigh, Essex, SS7 2RH

Offers In Excess Of £250,000

Come along and view this three bedroom house situated in central Hadleigh. Located on this popular development within easy walking distance of the town centre and a range of local amenities, this is an opportunity not to be missed. The property offers fantastic potential and would make an ideal project for those looking to put their own stamp on a home.



## Property Description

### DESCRIPTION

Come along and view this three bedroom house located on a popular development in central Hadleigh, conveniently positioned within a short walk of the town centre with its array of shops, supermarkets, amenities and cafés. The property is also within easy reach of John Burrows Park, Hadleigh Castle and the Country Park.

The property offers fantastic potential and would make an ideal project for those looking to put their own stamp on a home.

### ENTRANCE HALL

Wide entrance hall with built in storage cupboard. Carpet. Spotlight.

### LOUNGE

A good-sized lounge with a double-glazed window to the front. Feature fireplace with electric fire and two wall lights. Two radiators. Access to an under-stairs storage cupboard. Carpeted flooring.

### KITCHEN

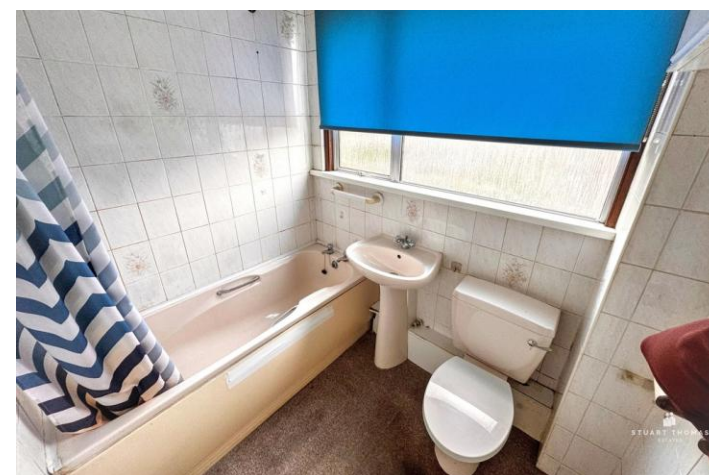
Kitchen fitted with a range of eye and base level units with rolled worktops over. Window to the conservatory. Electric oven with gas hob and extractor hood above. 1.5 bowl sink with drainer. Part tiled walls and splashbacks. Space for a fridge freezer.

### CONSERVATORY

Conservatory with double glazed door leading to the garden. Rolled worktop. Carpeted flooring. Door leading to WC.

### WC

Toilet, sink double glazed window to rear.





#### BEDROOM ONE

Double room with double glazed window to front, carpet and radiator.

#### BEDROOM TWO

Double room with double glazed window to rear, built in wardrobe space, carpet, radiator and cupboard housing hot water tank.

#### BEDROOM THREE

Double glazed window to front, radiator, carpet.



#### BATHROOM

Three-piece suite comprising WC, pedestal wash basin, and bath with electric shower over. Wall-mounted mirrored cupboard. Radiator. Fully tiled to all visible walls.

#### GARAGE

Garage in a block. There is also residents parking on a first come first served basis.

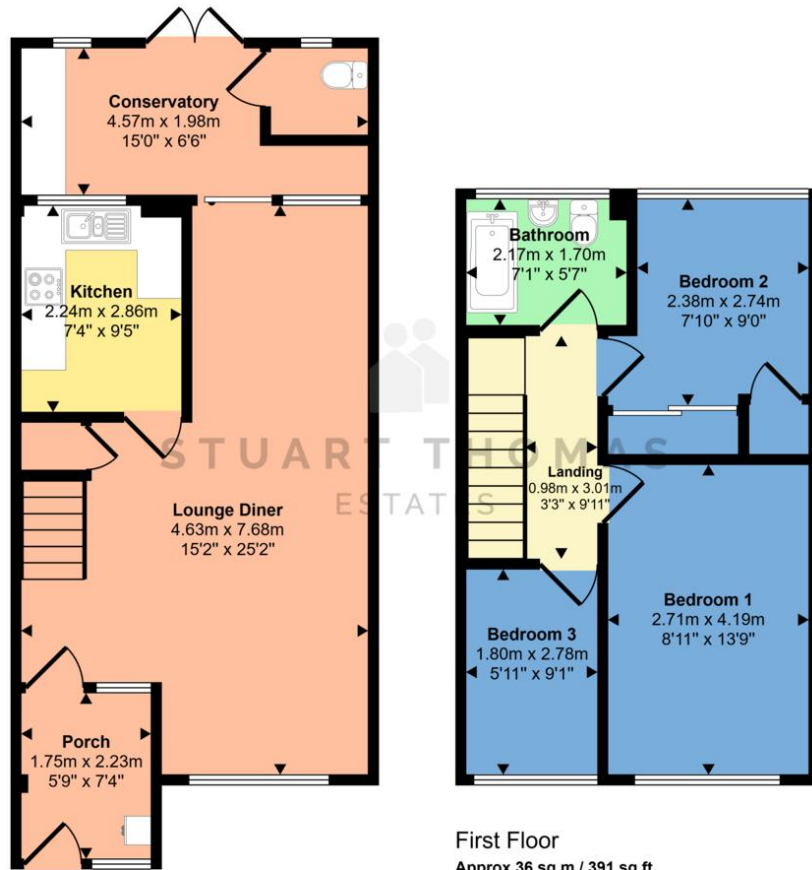
#### REAR GARDEN

Rear garden commencing with a paved patio area providing space for outdoor seating and entertaining. The garden is enclosed by fencing to both boundaries and features a central raised planter. There is also a timber storage shed to the rear. The garden offers scope for improvement and landscaping to create an attractive outdoor space.

#### FRONT GARDEN

Front garden mainly laid to lawn with a pathway leading to the front entrance.

Approx Gross Internal Area  
84 sq m / 904 sq ft



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.

GENERAL

Tenure Leasehold

999 year lease from 1963

Service charge £96 per month

Ground rent £10 per annum

Castle Point Borough Council

Council Tax Band B

NB Selected photos have been adjusted using AI.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	63 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 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