

Templewood Court, Hadleigh, Essex, SS7 2RH

3 bedroom terraced house / Guide Price £280,000 - £290,000 / t. 01702 555888

Offered with no onward chain is this immaculately presented three bedroom family home, ideally situated within the ever popular Templewood Court in the heart of Hadleigh.

The property boasts a bright and spacious lounge/diner, a luxury fitted kitchen, three well proportioned bedrooms and a contemporary family bathroom. Externally, there is a low maintenance rear garden, a garage located within a nearby block and the added benefit of residents' parking.

The property enjoys a particularly convenient location, just a short walk from Hadleigh Town Centre, offering an excellent selection of shops, supermarkets, cafés and everyday amenities. For those who enjoy the outdoors, John Burrows Park, the historic Hadleigh Castle and the surrounding country park are all within easy reach.

Families will also appreciate the excellent selection of local schools nearby, with the property falling within the catchment areas for both Westwood Academy and Deanes Academy.

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A space to call home.

GROUND FLOOR

1ST FLOOR



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Highlights

\ Immaculate Three Bedroom Terraced Family Home

\ No Onward Chain

\ Large Lounge/Diner

\ Luxury Fitted Kitchen

\ Modern Family Bathroom

\ Low Maintenance Rear Garden

\ Garage In A Block

\ Residents Parking

\ We are advised a new flat roof to the property and garage in 2020

\ We are advised new consumer unit installed July 2025

\ We are advised new rear fascia’s, box gutter and drip edge in April 2025

\ Upvc Double Glazing Throughout

\ Lease In Excess Of 900 Years

\ Stones Throw From Hadleigh Town

\ Excellent School Catchments

\ EPC Rating – E

\ Council Tax Band - B



uPVC obscure double glazed entrance door with obscure double glazed window adjacent opening to entrance porch.

**Entrance Porch 7’4 x 5’10 **
Laminate flooring, power points, telephone point, cupboard housing combination boiler, door to lounge diner.

**Lounge Diner 25’1 x 15’2 Reducing To 7’10 **
uPVC double glazed window to front, laminate flooring, power points, thermostat control, two radiators, smooth plastered and coved ceiling, TV point, understairs storage cupboard housing consumer unit and meters, carpeted stairs with timber balustrade leading to first floor accommodation, double glazed sliding patio doors to rear leading to garden, open to kitchen.

**Kitchen 9’2 x 7’ **
Modern fitted kitchen comprising stainless steel sink and drainer unit inset into a range of roll edge worktops with cupboards and drawers beneath and matching eye level units, integrated oven with four ring induction hob above and chimney style extractor over, space for a tall fridge freezer, space and plumbing for a washing machine, uPVC double glazed window to rear, tiled walls, vinyl flooring, power points.

**Landing 9’10 x 5’11 **
Fitted carpet, radiator, power points, coved ceiling, doors to accommodation off.

**Bedroom One 13’6 x 8’10 **
uPVC double glazed window to front, fitted carpet, radiator, power points, fitted wardrobes, coved ceiling.

**Bedroom Two 8’8 x 7’9 **
uPVC double glazed window to rear, fitted carpet, radiator, power points, two storage cupboards/wardrobes, coved ceiling.





**Bedroom Three 9’ x 5’11 **
uPVC double glazed window to front, radiator, power points, fitted carpet, coved ceiling.

**Bathroom 6’11 x 5’6 **
Three piece suite comprising panelled bath with chrome controls and shower over, push button WC, vanity wash basin with chrome mixer tap and storage below, radiator, vinyl flooring, tiled walls, uPVC obscure double glazed window to rear, smooth plastered and coved ceiling.

**Rear Garden **
A secluded low maintenance rear garden mainly laid to patio, with fencing to borders and shed to far rear.

**Garage & Parking **
Garage situated in a nearby block, residents parking spaces.

**Lease Info **
999 years from 29 September 1963 therefore benefitting from a long lease. We are advised the service charge is approximately £105 per month which includes general maintenance, buildings insurance and gardening services.











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