

Hadleigh \ £1,100 pcm
39 Elm Road, Hadleigh SS7 2AH



This is a large two bedroom semi detached bungalow situated within a quiet, desirable location in Hadleigh. Offering a lounge, modern kitchen/diner, four piece bathroom suite, two double bedrooms and rear garden.

Call 01702 555888 to find out more...

Quote Ref:
EAH5578

Nº of bedrooms **2**

Style of property **Bungalow**

Parking **No Parking**

Garden **Garden**

- Residential
- Commercial
- Lettings
- Financial

Making property
personal since 1972

Accommodation \

Two Bedroom Semi Detached Bungalow \ Desirable Cul-De-Sac Hadleigh Location \ Lounge 14'0 x 11'11 \ Kitchen-Dining Room 15'9 x 12'3 \ Bedroom One 14'4 x 11'5 \ Bedroom Two 10'8 x 10'0 \ Luxury Four Piece Bathroom Suite \ 50ft South Facing Rear Garden Backing Onto Tennis Courts \ Walking Distance Of Hadleigh Castle \ Available Early August \

Accommodation Comprises \

This is a large two bedroom semi detached bungalow situated within a quiet, desirable location in Hadleigh. Offering a lounge, modern kitchen/diner, four piece bathroom suite, two double bedrooms and rear garden with views.

Two Bedroom Semi Detached Bungalow \ Desirable Cul-De-Sac Hadleigh Location \ Lounge 14'0 x 11'11 \ Kitchen-Dining Room 15'9 x 12'3 \ Bedroom One 14'4 x 11'5 \ Bedroom Two 10'8 x 10'0 \ Luxury Four Piece Bathroom Suite \ 50ft South Facing Rear Garden Backing Onto Tennis Courts \ Walking Distance Of Hadleigh Castle & Town Centre \ EPC Band D \ Available Early August \

Entrance door with obscure panel opening to:

Entrance Hall

With wood flooring, smooth plastered and coved ceiling, power points, radiator, loft access hatch, doors to accommodation off.

Lounge 14'0 x 11'11 (4.27m x 3.63m)

A good size lounge having continuation of wood flooring, smooth plastered and coved ceiling, television point, power points, attractive feature fireplace, double glazed window offering natural light, doors opening to:



Kitchen/Dining Room 15'9 x 12'3 (4.8m x 3.73m)

With uPVC double glazed windows to side and patio doors opening onto the rear garden, tiled flooring, open plan to well fitted kitchen with ceramic butler sink unit with swan neck mixer tap inset into a range of attractive square edge work surfaces with cupboards and drawers beneath, matching eye level units and display cabinets, integrated four ring gas hob with chimney style extractor above, integrated electric double oven, integrated dishwasher, cupboard housing combination boiler, integrated fridge and freezer, tiled splash backs, inset spot lights, power points, newly fitted flooring.



Bedroom One 14'4 x 11'5 (4.37m x 3.48m)

With newly laid fitted carpet, radiator, power points, uPVC double glazed window to front, smooth plastered and covered ceiling.

Bedroom Two 10'8 x 10'0 (3.25m x 3.05m)

With newly laid fitted carpet, power points, uPVC double glazed window to front, smooth plastered and covered ceiling.

Bathroom

Luxury four piece suite comprising attractive freestanding roll top claw foot bath with mixer tap and hand held attachment, fully tiled shower cubicle with drench style shower head and hand held attachment, vanity wash basin with tiled splash back, low level WC, tiled flooring, uPVC obscure double glazed window to rear, smooth plastered and covered ceiling.



Rear Garden

A fantastic feature of the property is this 50ft south facing rear garden backing directly onto tennis courts. The majority of the garden is lawned with pathway to rear, having a decked seating area with timber shed, screen panel fencing, pathway leading to timber gate providing side access to front, flower and shrub border.

Front Garden

The front garden is mainly lawned with flower and shrub borders, pathway to entrance door and access to sideway via timber gate.



**Available Early August \ Working Tenants Only \ Full Referencing Required \ No Pets \ EPC Band D **

The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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