



Orchard Close, Great Oakley
Guide Price £260,000

Orchard Close

Chamberlain Phillips are pleased to present this delightful two-bedroom end-terrace bungalow, an ideal retreat for first-time buyers and those looking to downsize.

Nestled in the serene village of Great Oakley, this cosy residence boasts a prime corner plot, providing ample outdoor space with enchanting front, side, and rear gardens that invite peaceful relaxation and offer the potential for extensions, subject to the usual planning consents.

Recent upgrades ensure a hassle-free lifestyle, with a new boiler and heating system, comprehensive re-plumbing, and partial re-wiring elevating the home's functionality.

The tastefully decorated interiors exude warmth, especially the inviting living room, now enhanced by a charming log burner that promises to make your winter evenings a cosy affair.

The kitchen is perfectly appointed to cater to your culinary exploits, with further accommodation offered within the conservatory. The property is proud to feature a brand new bathroom, installed in 2024, that offers a contemporary touch to your daily routine. With two well-proportioned bedrooms, this bungalow is configured for comfort.

The convenience of a garage, driveway parking, and the luxury of sizeable rear and side gardens, as well as an expansive front garden, complete this enchanting package.

GUIDE PRICE £260,000 - £270,000





IMPORTANT INFORMATION:
Tenure - Freehold
Council Tax - Band B
Services Connected - Mains
Electric/Water/Drainage
Heating - Radiators fired by electric boiler

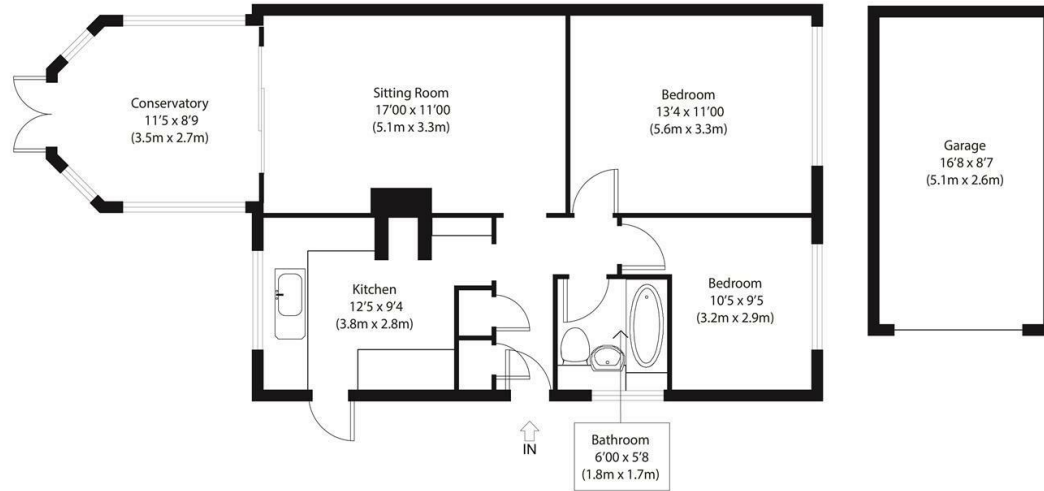
LOCATION

The village of Great Oakley offers good daily facilities with a Church of England primary school, GP surgery, community-owned pub, village store with the centre of Great Oakley being designated as a conservation area.

Colchester and Ipswich are both within easy reach and offer a wide range of educational, shopping and recreational facilities. Fast regular mainline train services run from Manningtree, with a journey time of around 55 minutes approximately 15 minutes drive or Thorpe with around 1hr 18 mins and around 10 minutes drive from the property into the City of London (Liverpool Street station) From Harwich, there are regular ferry services to the continent. The A120 is also within easy reach providing a direct link to the dual carriageway networks.

- **TWO BEDROOM END TERRACE BUNGALOW**
- **INVITING CORNER PLOT**
- **POTENTIAL TO EXTEND (STPP)**
- **BRAND NEW BATHROOM IN 2024**
- **GARAGE AND DRIVEWAY PARKING**
- **NEW BOILER AND PLUMBING**
- **PARTIAL RE-WIRE**
- **VIEWING ADVISED**

Floor Plan



Approximate Gross Internal Area
 Main House 730 sq ft (68 sq m)
 Garage 145 sq ft (13 sq m)
 Total 875 sq ft (81 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of necessary situations. copyright www.igphoto.co.uk



Viewing

Please contact our Manningtree Office on 01206 646479 if you wish to arrange a viewing appointment for this property or require further information.

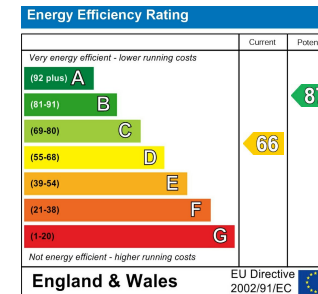
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Area Map



Energy Efficiency Graph



Council Tax Band - B

Tenure - Freehold