



Grier & Partners
— LAND AND ESTATE AGENTS —

7 THE STREET, RAYDON, IPSWICH, SUFFOLK, IP7 5LP
ASKING PRICE OF £415,000





INTRODUCTION

An extended and spacious 1930's three-bedroom semi-detached house located in a popular village offering nicely proportioned accommodation including a luxury fitted kitchen/dining/living room, separate living room, ground floor shower/utility room, three first floor bedrooms and a bathroom. Gardens and parking to the front and a WEST-FACING rear garden approximately 360' (sts) in length.



RAYDON

The village of Raydon is within two miles of the market town of Hadleigh, and only a short drive from the A12 with its excellent road communications to Ipswich, Colchester and beyond. The village enjoys an ancient Parish Church, playing field, golf club and a village hall. Railway stations at both Colchester and Manningtree provide regular commuter services to London Liverpool Street. Primary school catchment for Stratford St Mary and high school catchment for East Bergholt High School.

DIRECTIONS

From the A12 take the slip road onto the B1070, turn right and continue along the B1070 passing through Holton St Mary and into Raydon. Follow the road past Noaks Road on the left and the property will be found on the left hand side.

AGENTS NOTE

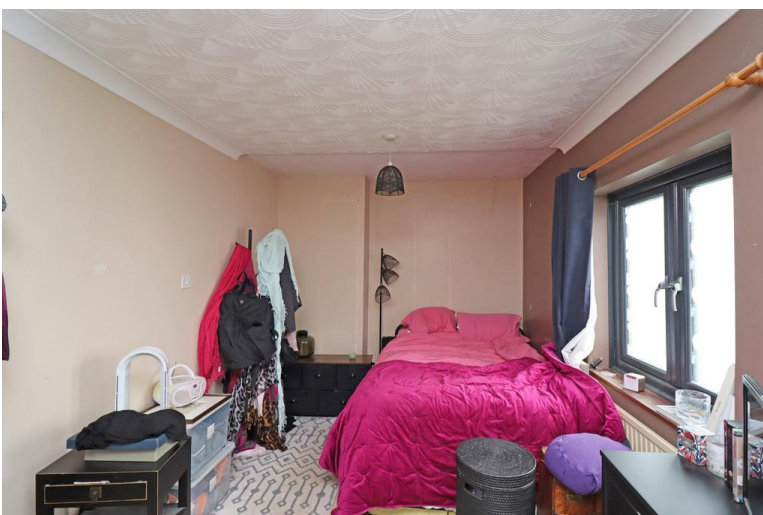
As vendors agents we are unable to give any guarantee as to the condition of any appliance included (where mentioned) in the property. The photographs are provided to show the internal and external appearance of the building and in no way should a buyer assume that any contents are to be included either inside or out.

INFORMATION

This extended three bedroom semi-detached was built, we understand, in the 1930's of cavity brick construction under a tiled roof. The property benefits from mains water, electricity and drainage, double glazing and an oil fired boiler provides hot water and heating to the radiator heating system.

SERVICES

Mains electricity, water and drainage are connected to the property,
Heating and hot water are provided by an oil fired boiler.
Council Tax Band - C
EPC rating - E
Local Authority - Babergh District Council - Tel 0300 123 4000
Internet - We understand that Ultrafast broadband is generally available in the area.



ON THE GROUND FLOOR

ENTRANCE PORCH

4' 10" x 3' 6" (1.47m x 1.07m) A UPVC front door opens into a useful space with coat hanging hooks and glazed door into :

HALLWAY

With stairs to first floor, vertical radiator, door to :

LIVING ROOM

15' 5 max reducing to 13'4"" x 12' 1" (4.7m x 3.68m) With window to front, feature fireplace with display niche, wood burner and porcelain tiled hearth, understair cupboard, Karndene flooring.

KITCHEN/DINING/LIVING ROOM

17' 6 max reducing to 7'2"" x 16' 6 max reducing to 10'6" (5.33m x 5.03m) An 'L' shaped room comprising luxury fitted Shaker style kitchen with integrated dishwasher and fridge, electric oven, ceramic induction hob, composite worksurfaces, 1 1/2 bowl sink unit, porcelain tiled floor and two copper flat panel radiators. The "sitting" area to the side has space for a sofa and benefits from Shaker style full-height pantry/storage units. Patio doors lead out onto the patio and rear garden.

UTILITY/SHOWER ROOM

9' 6" x 7' 1" (2.9m x 2.16m) Window to the rear being nicely fitted with shower cubicle, vanity unit with inset sink, low level wc, porcelain floor, integrated fridge/freezer, larder cupboard, cupboards with space for washing machine and tumbler dryer and work surface over.

ON THE FIRST FLOOR

BEDROOM ONE

18' 11 in to recess" x 8' 11" (5.77m x 2.72m) Two windows to front, two radiators, shelved cupboard over stairs.

BEDROOM TWO

10' 1" x 9' 7" (3.07m x 2.92m) Window to rear overlooking garden, radiator.

BEDROOM THREE



10' 5" reducing to 7' 4" x 9' 10" (3.18m x 3m) reducing to 5' 6" Window to rear, radiator.

BATHROOM

7' 1" x 5' 8" (2.16m x 1.73m) Window to the side, fully tiled walls, fitted vanity unit with storage, panelled bath with double headed shower over, low level wc, ladder radiator, laminate floor.

OUTSIDE

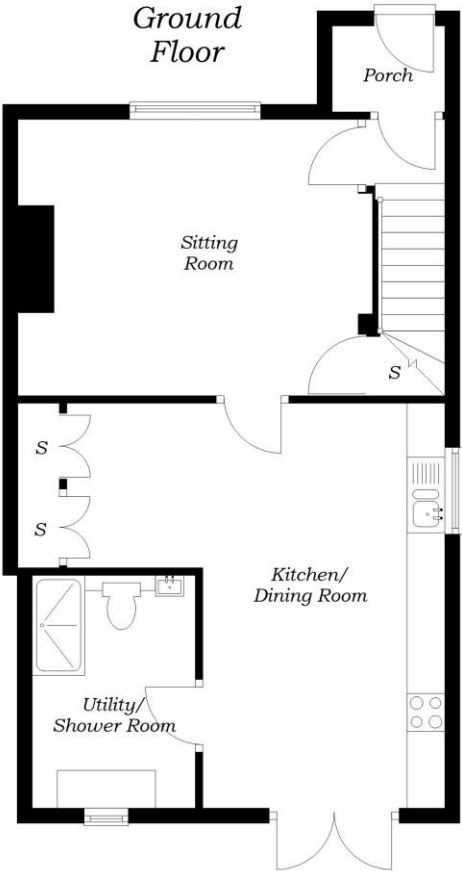
The property is approached over a driveway to the front which connects via a gate from the side to the rear garden. The front garden is mainly laid to lawn with shrub borders and could provide more parking if required. A path to the front leads to the front door and a gate to the side gives access to the rear garden.

The west-facing rear garden is a particular and delightful feature of the property being approx 360' in length (sts) and is mainly laid to lawn with a selection of trees and shrubs. A patio spans the rear of the property giving the opportunity to enjoy al fresco dining and other outdoor pursuits for most of the day. Further down the garden are two garden sheds and a purpose-built dog kennel. It is the agent's opinion that the garden could be "zoned" to create separate "rooms" if required.









Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		