



Grier & Partners
— LAND AND ESTATE AGENTS —

3 CHEQUERS TERRACE, THE STREET,
RAYDON, IPSWICH, IP7 5LW
ASKING PRICE OF £275,000





INTRODUCTION

Nestled in the charming Suffolk village of Raydon, this beautifully presented home offers the perfect blend of modern comfort and characterful style. Thoughtfully decorated throughout, the property boasts a bright and spacious living area, a sleek contemporary kitchen and a private low-maintenance garden ideal for entertaining or relaxing. With its inviting interiors, stylish finishes and peaceful village setting, this home is perfectly suited for those seeking a balance of countryside living with convenient access to nearby amenities.



INFORMATION

Built in the early 2000's, this property benefits from modern UPVC windows and doors throughout, electric heating to radiators on both floors, modernised throughout by the current owners, hot water is also provided via the mains electric to a hot water tank in the airing cupboard, fantastic local walks and only a short drive to local amenities, shops, café's, pubs ect.



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.

SERVICES

- Mains electricity, water and drainage are connected to the property
- Heating and hot water are provided by mains electric throughout the property, the same is for the other three properties in the terrace
- Council Tax Band - C
- EPC rating – C
- Local Authority - Babergh District Council - Tel 0300 123 4000
- Ultrafast broadband is available in the area via Openreach, Gigaclear and County Broadband (Ofcom.com)
- 5G mobile signal is available in the area (Ofcom.com)
- Check the flood risk in the area (www.gov.uk/check-long-term-flood-risk)

ACCOMMODATION

over two floors:

HALLWAY

12'02 x 3'04 entrance via a wooden front door, radiator, stairs to the first floor, under stairs storage, door into the:

WC

5'06 x 3'01 tiled floor and walls, heated towel rail, wc, sink

KITCHEN

12'02 x 11'04 large window to the front creating lots of natural light, radiator, a range of floor and wall mounted cupboards providing ample storage space, inset sink, fitted dishwasher and electric oven with hobs and extractor above, space for fridge/ freezer and washer/ dryer





SITTING/ DINING ROOM

17'02 x 10'06 windows and double doors to the rear garden, radiators, a very versatile and light room with ample room for a range of furniture

LANDING

9'05 x 6'09 (including stairwell) loft access, airing cupboard with hot water tank

BEDROOM ONE

10'04 x 11'02 window to the front, radiator, ample room for a king size bed and side tables, fitted wardrobes, door into the:

EN-SUITE

7'07 x 3'01 sky light above, tiled from floor to ceiling, large shower cubicle, sink, wc

BEDROOM TWO

9'10 x 9'02 window to the rear, radiator, ample room for a double bed and wardrobes, currently set out as a work from home office

BEDROOM THREE

7'05 x 7'04 window to the rear, radiator, room for a single bed or a great space for a home office



BATHROOM

6'09 x 5'08 velux window to the front, tiled floor and walls, heated towel rail, bath with wall mounted rainfall shower, wc, sink



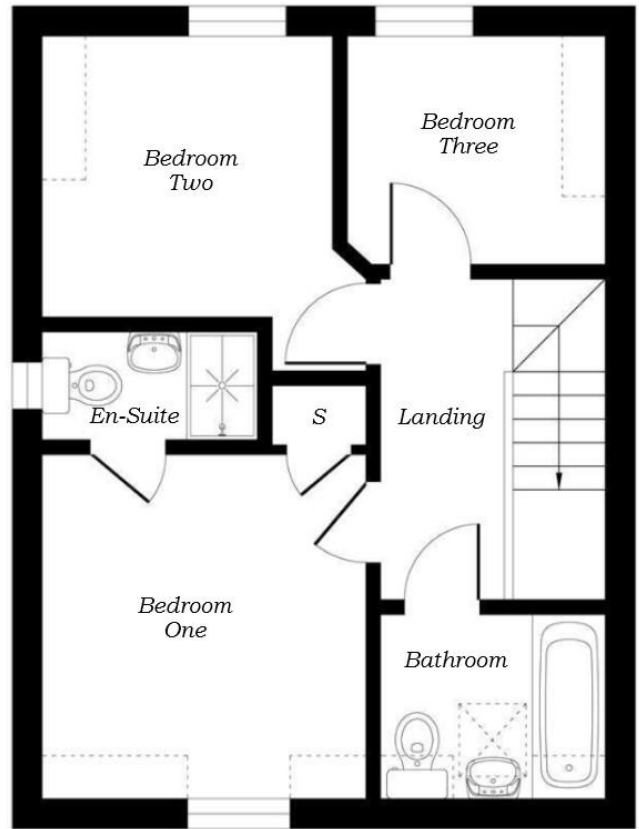
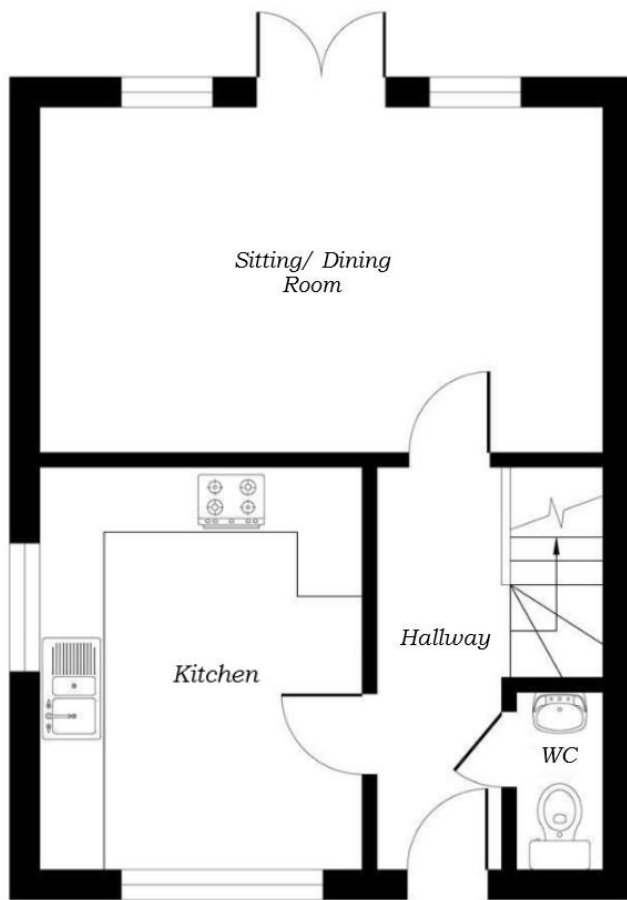
OUTSIDE

to the rear, the garden is fully paved with sandstone tiles, 6 foot wooden fencing marks the boundary to all sides, ample space for garden furniture and plant pots, a small area of shingle provides home for a couple of small shrubs, a gate to the rear of the garden provides access to the off road parking behind the terrace housing and a great secondary access to the garden and the property.



To the front a shingle area and path provides separation from the footpath at the front of the property, a metal rail fence and gate gives the property privacy from people passing by.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Energy efficiency chart