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## Great Oak Place, Raydon, IP7 5LW

## Offers in excess of £350,000

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## Some More Information

From the entrance door you enter the living accommodation which has windows to both the front and side elevation which is open plan with the kitchen area. The kitchen is fitted with a range of eye and base level cupboards and drawers by Symphony Kitchens in contrasting Navy Blue and Grey colours complete with Bosch appliances. A corridor leads from the living accommodation past the shower room which is fitted with a walk-in shower enclosure, close couple W.C. and Vanity wash hand basin to the rear where a door leads to the rear garden and two further doors give access to bedrooms one and two which has a fitted wardrobe.

## Externally

Accessed over a communal parking courtyard a private gated driveway provides off street parking to the side of the property and is flanked by areas of lawn and enclosed by wood panel fences and hedge planting.

## Location

The village of Raydon Enjoys close and effective transport links to the wider county of Suffolk and beyond into Essex. The village is situated in the Dedham Vale Area of Outstanding Natural Beauty (AONB) and is primarily served by the Suffolk market town of Hadleigh, just three miles North east which offers a range of independent and High Street chain retailers for daily needs.

Raydon is located some 10 miles southwest of the town of Ipswich and 11 miles north of the city of Colchester. For the golfing enthusiast Brett Vale Golf Course is located just a short distance from the property.

## Entrance Hall

## Lounge/Diner

19'0" x 13'9" (5.79m x 4.19m)

## Kitchen Area

11'8" x 9'8" (3.56m x 2.95m)

## Bedroom One

14'0" x 11'8" (4.27m x 3.56m)

## Bedroom Two

11'0" x 10'9" (3.35m x 3.28m)

## Shower Room

9'8" x 4'10" (2.95m x 1.47m)

## Services

Council Tax Band - TBC

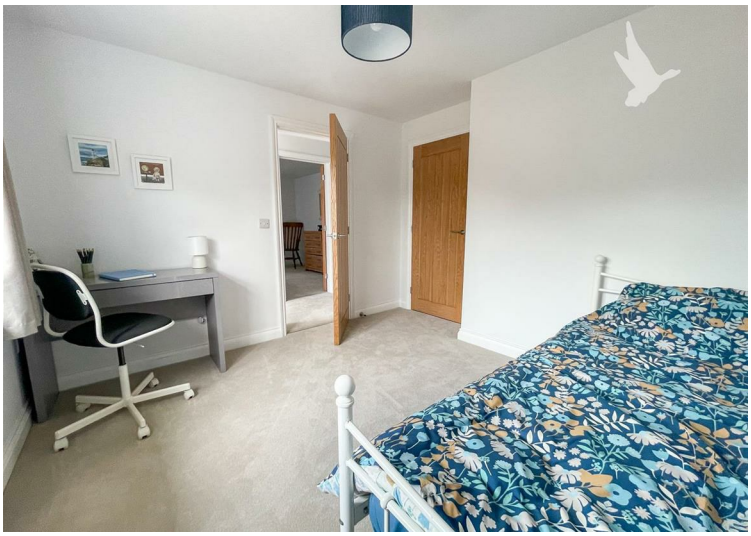
Local Authority - Babergh District Council

Tenure - Freehold

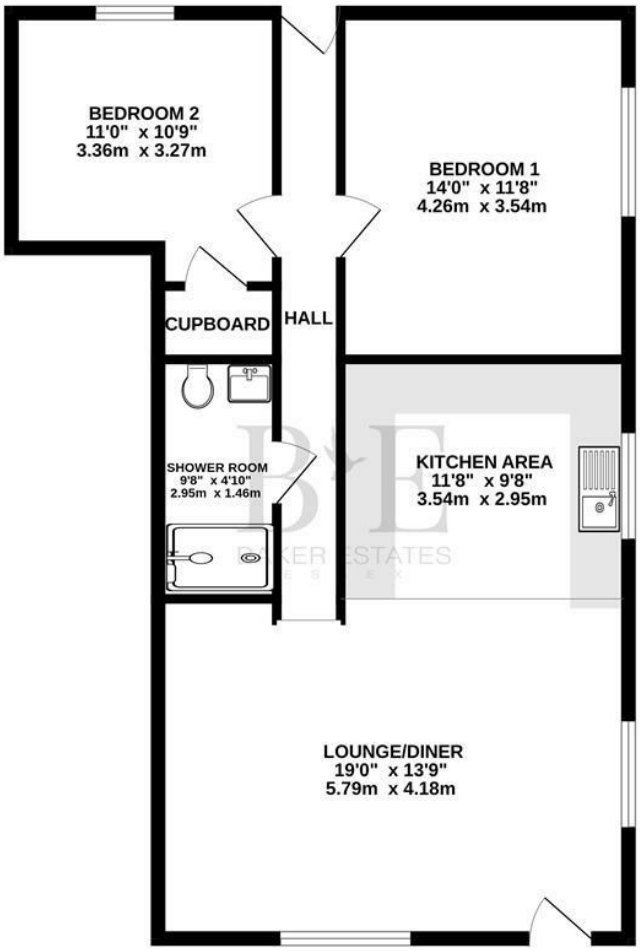
EPC - C

Management Company Information - We understand there is a management company on site which will manage and maintain the communal parking areas. Upon the sale of the final property on site the management company will be handed over to the residents. The estimated annual cost for year one is £110 per property per year.

Tel: 01621 333 765



GROUND FLOOR
767 sq.ft. (71.3 sq.m.) approx.




TOTAL FLOOR AREA : 767 sq.ft. (71.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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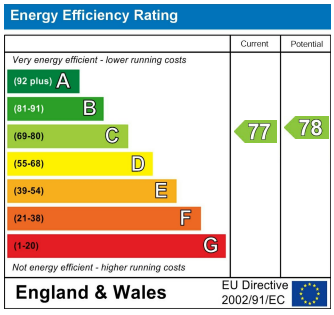


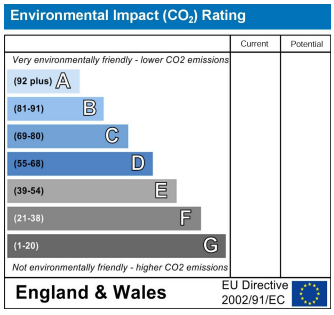

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34 The Street, Wickham Bishops, Essex, CM8 3NN
Tel: 01621 333 765
Email: sales@baker-estates.co.uk

The Property Ombudsman