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Great Oak Place, Raydon, IP7 5LW

Asking price £375,000

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Some More Information

From the storm porch to the front the entrance door leads into the entrance hall where an opening leads through into the dining area and kitchen beyond, which is flooded with light from the three windows within the area. An oak glazed doors leads from the fully fitted kitchen complete with Bosch appliances throughout.

The entrance hall leads through to two double bedrooms both of which enjoy bay windows to the front elevation and the shower room comprising shower cubicle low level W.C. and vanity wash hand basin. The entrance hall continues beyond to a half glazed door leading out to the rear paved terrace and garden.

Externally

Accessed over the private block paved driveway which leads to the single garage within a block of just two with further parking outside. A paved pathway leads to the level access front entrance door and flanked by an area of lawn, with a projecting storm porch.

The garden is enclosed by wood panel faces and commences with a Fossil mint, Indian sandstone patio and pathway to the immediate side of the property, whilst the balance of the garden will be laid to lawn with an external oil fired central heating boiler.

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

Kitchen/Diner

12'6" x 9'4" (3.81m x 2.84m)

Sitting Room

17'1" x 12'0" (5.21m x 3.66m)

Bedroom One

13'2" x 10'8" (4.01m x 3.25m)

Bedroom Two

9'9" x 9'7" (2.97m x 2.92m)

Shower Room

6'6" x 5'9" (1.98m x 1.75m)

Services

Council Tax Band - TBC

Local Authority - Barbergh 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.

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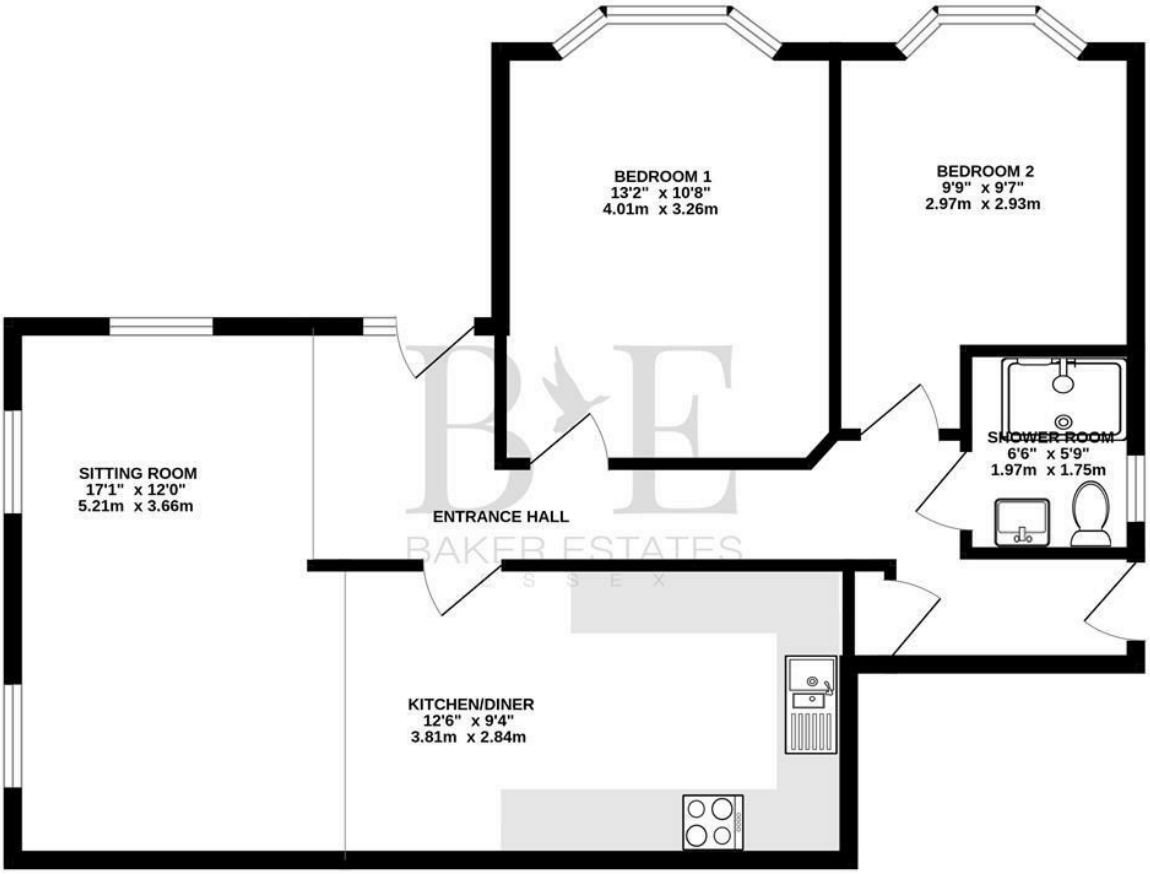
GROUND FLOOR
744 sq.ft. (69.1 sq.m.) approx.



TOTAL FLOOR AREA : 744 sq.ft. (69.1 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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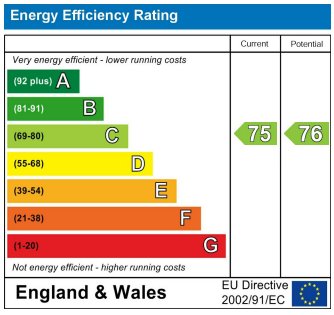

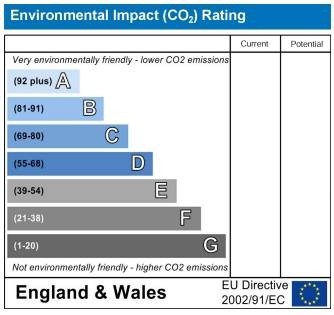

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The Property Ombudsman