



**Oatlands, Orwell SG8 5FY**

**welcome to**

**Oatlands, Orwell**

A spacious three bedroom semi-detached shared ownership property situated in this sought after village location, positioned on a large corner plot with off-road parking for two cars. Viewing of this property is recommended at the earliest opportunity to avoid disappointment.



### **Entrance Hall**

Stairs off to first floor landing, Radiator.

### **Lounge**

13' 7" x 12' 6" ( 4.14m x 3.81m )

Lovely dual aspect room with double glazed windows to front and side. Radiator.

### **Inner Hall**

Doors off to utility room and cloakroom.

### **Cloakroom**

Suite comprising low flush w/c, wash hand basin, radiator and double glazed window to side.

### **Kitchen/Diner**

17' 2" x 8' 10" ( 5.23m x 2.69m )

Large dual aspect kitchen/diner with kitchen comprising built in oven and hob with extractor over, stainless steel sink unit with work surface surrounds, generous range of base and wall units, sunken ceiling lights and under lighting to cupboards, space and plumbing for dishwasher, double glazed windows to rear and side. Double glazed door to rear. Radiator.

### **First Floor Landing**

Airing cupboard.

### **Bedroom One**

13' 2" x 9' 7" ( 4.01m x 2.92m )

Fitted Wardrobes to the majority of one wall. Radiator. Double glazed windows to rear with views over open fields.

### **Bedroom Two**

13' 10" x 8' 6" max ( 4.22m x 2.59m max )

Radiator. Double glazed window to front.

### **Bedroom Three**

8' 5" x 8' 1" ( 2.57m x 2.46m )

Radiator. Double glazed window to front.

### **Bathroom**

Suite comprising paneled bath with mixer tap shower over, low flush w/c, wash hand basin, towel radiator, radiator and double glazed window to rear.

### **Outside**

A particular feature of this property is it's location whereby there is a large corner plot garden with a spacious paved terrace leading to L shaped lawn with fenced surround and backing onto open fields. There is a gate for side access. Air source heat pump for heating and hot water.

### **Parking**

To the left of the property there is off-road parking for two cars.

### **Agents Note**

The price shown is for a 40% share which can be staircased up to a maximum of 80%.

Current monthly rent including service charge is £647.83.

The remaining lease term is 88 years.



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welcome to

## Oatlands, Orwell

- Spacious and well-presented shared ownership semi-detached family home.
- Sought after village location.
- Three bedrooms.
- Spacious lounge and separate kitchen/dining room.
- Utility room and cloakroom.

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: £663.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Mar 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £152,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RYN110787 - 0004

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