

5 Histon Close, Kesgrave, Ipswich, IP5 1JE



**Freehold**

Guide Price

**£260,000**

Subject to contract

**Cul-de-sac position**

**3 bedrooms**  
**1 reception room**  
**1 bathroom**





Located in popular Old Kesgrave, this three bedroom property would make an ideal home for a family, first time buyer or investor.

## Some details

### General information

Situated in a cul de sac location in the popular Old Kesgrave area, this three bedroom home is ideal for families, investors and first time buyers alike. Positioned off the end of Trinity Close, off Cambridge Road, this home is with reach of local primary and high schools and a short distance from the Penzance Road shops, with a range of retailers including a convenience store and post office.

A part glazed UPVC door leads into the hallway, with stairs rising to first floor and doors off to kitchen and sitting room. The refitted kitchen is to the front of the house and features a range of floor and wall units with co-ordinated work surfaces. There is an integrated oven, microwave and built in dishwasher. An integrated sink unit overlooks the front garden. To the rear is a good sized sitting room, which has versatility to be used as a sitting/dining room or as a stand alone sitting room. A window and door to the rear of the room overlook and lead into the conservatory. The conservatory makes a great home working space or dining area.

On the first floor is a landing with doors to all bedrooms and the family bathroom. To the front is the principal bedroom, with two windows to front. To the rear are two further bedrooms and completing the accommodation is a family bathroom, which is nicely presented with bath, wash hand basin and wc.

### Entrance hall

#### Kitchen

9' 9" x 6' 8" (2.97m x 2.03m)

#### Sitting room

15' 9" x 13' 8" (4.8m x 4.17m)

#### Conservatory

10' 1" x 9' 5" (3.07m x 2.87m)

#### Bedroom one

12' 2" x 9' 2" (3.71m x 2.79m)

#### Bedroom two

11' 1" x 7' 8" (3.38m x 2.34m)

#### Bedroom three

8' 3" x 5' 1" (2.51m x 1.55m)

#### Bathroom

7' 4" x 5' 4" (2.24m x 1.63m)

### The outside

The rear garden is mainly laid to low maintenance, and is enclosed by fencing with a gate to rear leading to a shared pathway between the houses. To the front the garden is laid to lawn. The property also has the benefit of an allocated parking space.

### Where?

Old Kesgrave is a popular area, within reach of local schools and the ever popular Kesgrave High School. Facilities locally include the Penzance Road shopping parade which includes a butchers, post office, chemist, hairdresser and convenience store. Regular bus routes are close by and from Penzance Road the 66 bus route runs, offering commuters access to Ipswich Station, with trains onto London Liverpool Street.

### Important information

Council Tax Band - B

Services - We understand that mains water, drainage, and electricity are connected to the property. There is oil fired central heating.

Tenure - Freehold

EPC rating - TBC

### Directions

From our Main Road Kesgrave branch proceed in a westerly direction and after some distance, turn left onto Cambridge Road, followed by a right onto Trinity Close. Take the 2<sup>nd</sup> right onto Histon Close, where the property can be found on the left hand side, as identified by a Fenn Wright for sale board.

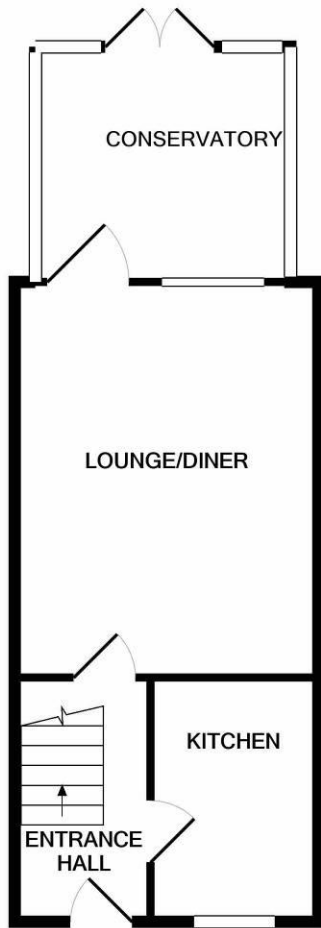
### Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

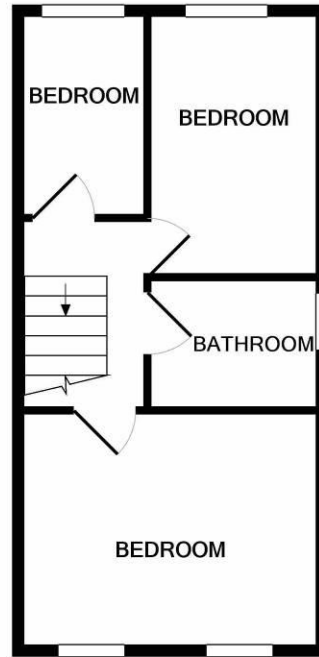
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### Viewing

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