

16 Turing Court, Kesgrave, Ipswich, IP5 2BA



Freehold

Offers in excess of

£220,000

Subject to contract

Investors Only

2 bedrooms
Sitting room
Allocated parking



Situated in the popular development of Grange Farm is this two bedroom mid terraced house which if offered for sale as an investment opportunity only.

Some details

General information

Situated on the Eastern outskirts of Ipswich, in Grange Farm is this modern two bedroom mid-terraced house. The property has gas central heating (not tested), double glazing, an allocated parking space and garden.

Available for investors only, it is currently rented out on an Assured Shorthold Tenancy with a tenant in situ paying £750pcm.

The accommodation comprises of a hall with door off. The kitchen has a front aspect, a range of wall and base units with a gas hob, electric oven and extractor hood. There is space for a washing machine and fridge/freezer. The cloakroom comprises of basin and WC. The sitting room has stairs leading to the first floor, a back door leading to the rear garden and has a window over looking the garden.

The first floor landing has doors off to two bedrooms with the main bedroom having built in wardrobes and an airing cupboard. The bathroom has a basin, WC and a bath with shower over.

Entrance hall

Kitchen

8' 07" x 6' 05" (2.62m x 1.96m)

Sitting room

13' 06" x 12' 06" (4.11m x 3.81m)

WC

Bedroom one

11' 04" x 10' 06" (3.45m x 3.2m)

Bedroom two

11' 04" x 6' 03" (3.45m x 1.91m)

Bathroom

6' 06" x 6' 02" (1.98m x 1.88m)

Outside

To the front of the property there is a path leading to the front door and a shingle area. The rear garden is mainly laid to lawn, with a patio area, shed and a gate leading to the numbered allocated parking space.

Location

The property is situated in the popular location of the Grange Farm development. There are excellent facilities for both primary and secondary education close by. The A12 and A14 are easily accessible as is the nearby retail area of Martlesham where a Tesco Superstore, petrol station, Next, Marks & Spencer and various other outlets.

Important information

Council Tax Band - B

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

EPC rating - C

Our ref - JG

Directions

From our Kesgrave office proceed easterly along the Main Road, over the first roundabout. At the second roundabout turn right into Ropes Drive. Continue along and at the next roundabout take the second exit into Hartree Way and then take the second left onto Turing court where the property can be found on the right hand side.

Further information

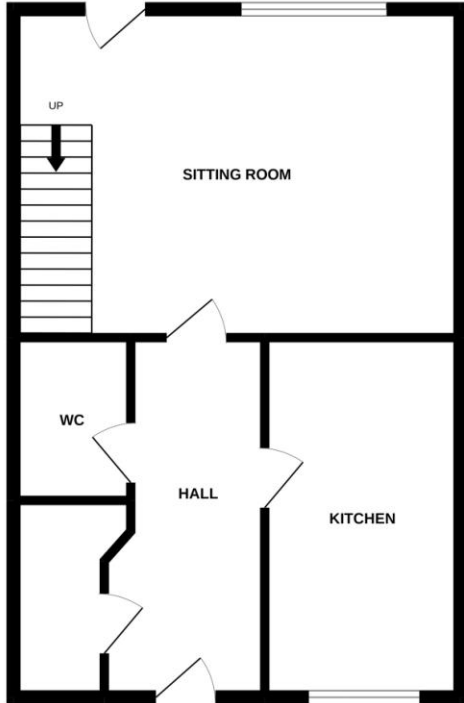
If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

fennwright.co.uk

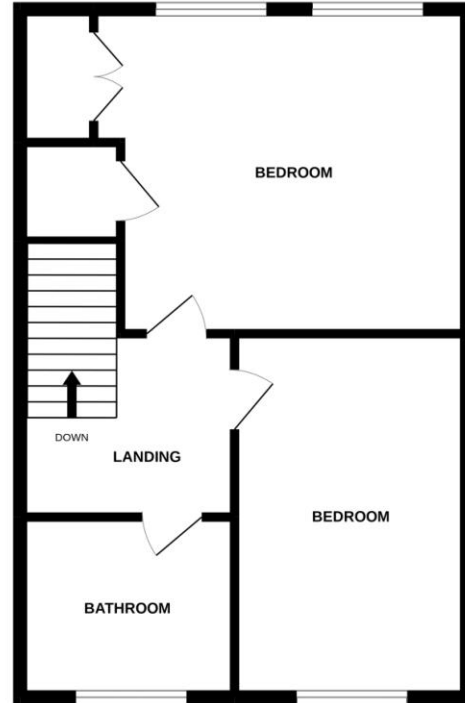
Viewing

To make an appointment to view this property please call us on 01473 358 400.

GROUND FLOOR



1ST FLOOR



To find out more or book a viewing

01473 358 400

fennwright.co.uk

Fenn Wright is East Anglia's leading, independently owned firm of chartered surveyors, estate agents and property consultants.

- Residential and Commercial Sales and Lettings
- Development, Planning and New Homes
- Farms & Estates Agency and Professional Services
- Water & Leisure Agency and Professional Services
- Mortgage valuations

Consumer Protection Regulations 2008

Fenn Wright has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessarily permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with Consumer Protection Regulations 2008, which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase please contact us and we will make every effort to be of assistance.

Fenn Wright, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Fenn Wright confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Fenn Wright. Referral commission (where received) is in the range of £15 to £750.

Fenn Wright is a Limited Liability Partnership, trading as Fenn Wright. Registered in England under no. OC431458. Registered office: 1 Tollygate East, Stanway, Colchester, Essex, CO3 8RQ. A list of members is open to inspection at our offices.

