

18 Falmouth Close, Kesgrave, Ipswich, IP5 1LX



Freehold

Offers in excess of

£350,000

Subject to contract

No onward chain

2/3 bedrooms
1 reception room
1 bathroom



Offered for sale with no onward chain is this two/three bedroom detached bungalow with a south-facing garden.

Some details

General information

Offered for sale with no onward chain, in the popular location of Old Kesgrave, is this two/three bedroom detached bungalow with a sitting room, conservatory and a south-facing garden. It also has gas central heating (not tested), parking for a number of cars, double glazed windows and a garage which has power and lighting.

The accommodation comprises a reception hall with doors off. Situated to the front of the property is the sitting room which has a double aspect. Also located at the front is the main bedroom which also has a double aspect. The kitchen is located at the rear of the property and overlooks the south-facing garden. The kitchen has base and eye level units, electric hob with extractor fan, cupboard which houses the gas boiler (not tested), double oven and space for a washing machine, dishwasher and under-counter fridge. The second bedroom has a window to the side. The third bedroom/dining room has a sliding door leading to the conservatory. The conservatory has windows which overlooks the garden and double doors. The shower room has electric under floor heating, shower cubicle, basin and WC.

Reception hall

Sitting room

15' 04" x 12' 04" (4.67m x 3.76m)

Kitchen

12' 04" x 9' 01" (3.76m x 2.77m)

Bedroom one

13' 02" x 10' 09" (4.01m x 3.28m)

Bedroom two

9' 02" x 10' 09" (2.79m x 3.28m)

Bedroom three/dining room

9' 03" x 8' 09" (2.82m x 2.67m)

Shower room

5' 09" x 5' 04" (1.75m x 1.63m)

Outside

To the front of the property there is a driveway leading to the single detached garage which has an electric roller door, power and lighting. The front garden is mainly laid to lawn with shrubs with a gate leading to the rear garden. The rear garden has been mainly laid to lawn with various shrubs, patio area and a shed.

Location

Falmouth Close is situated in Old Kesgrave on the eastern outskirts of Ipswich. Kesgrave offers a wealth of amenities including a local parade of shops on Edmonton Road and Penzance Road. There are a number of public houses and Kesgrave Hall nearby. Within the area are both primary and secondary schools and within Grange Farm are further shopping facilities. Both the A12/14 are easily accessible as is Martlesham which offers a range of shops including Tesco, Next and M&S Food Hall.

Important information

Council Tax Band - C

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

Tenure - Freehold

EPC rating C

Our ref - JEG

Directions

From our Main Road Kesgrave office, turn left onto Bell Lane. Take the 3rd right onto Penzance Road followed by the first left onto Falmouth Close. At the T-junction bear right and the property can be found on the left-hand side.

Further information

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

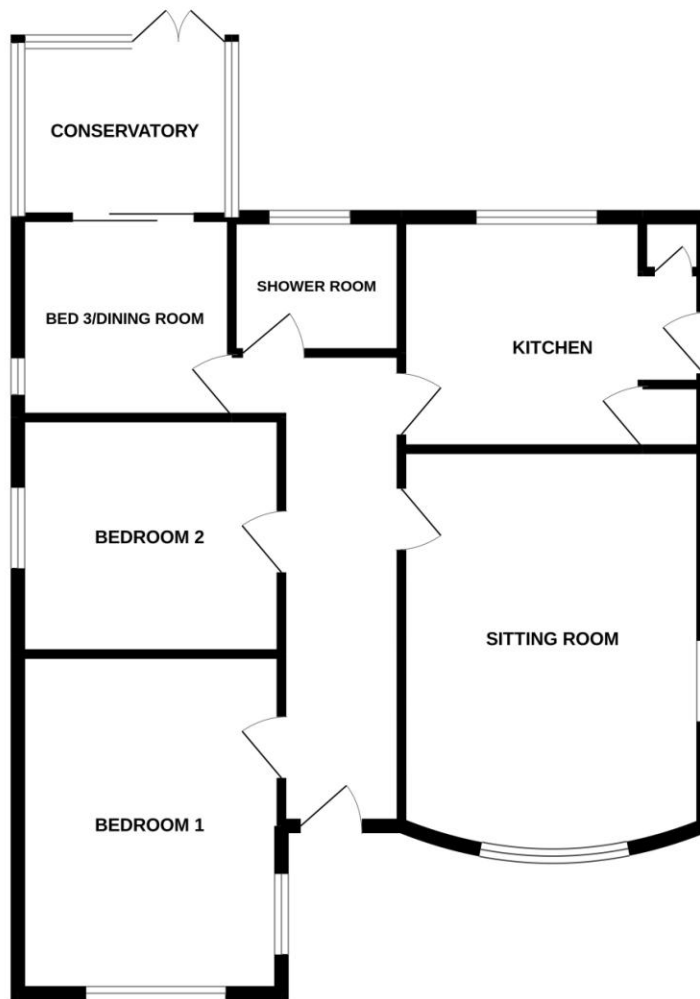
fennwright.co.uk

Viewing

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



GROUND FLOOR



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.
Made with Metropix ©2022

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 test 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 descriptions, dimensions, references to condition necessary 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.

