



16 Edinburgh Gardens | Claydon | Suffolk | IP6 ODS

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# 16 Edinburgh Gardens, Claydon, Suffolk, IP6 0DS

*“A spacious three bedroom semi-detached house requiring updating, yet offering a great deal of potential with off-road parking, garage & no chain beyond.”*

## Description

An opportunity to acquire a spacious three bedroom semi-detached house in an enviable tucked away location within the ever-popular Suffolk village of Claydon with its convenient A14 road link to Ipswich as well as destinations further afield.

Notable benefits include off-road parking, single garage and proportionate predominately lawned front and rear gardens.

## About the Area

Claydon is a well-served village set approximately four miles north of Ipswich offering a number of shops including a Co-op, two public houses, village store, post office, doctors, travel agent, hairdressers and garage. Other local amenities include Claydon High School and Primary School and there is a bus service, which connects to Ipswich, Bramford and Stowmarket centres. Mainline rail stations can be found at Ipswich from which there is a train service to London's Liverpool Street Station with a journey time of just over one hour.

## The accommodation in more detail comprises:

Front door to:

### Entrance Hall

Stairs rising to the first floor and door to:

### Sitting Room Approx 16' x 12'10 max (4.87m x 3.91m)

A welcoming, light and airy space with windows to front aspect, dado rail and feature inset with fireplace, coal-effect stove, wooden mantel and brick surround. Door to:

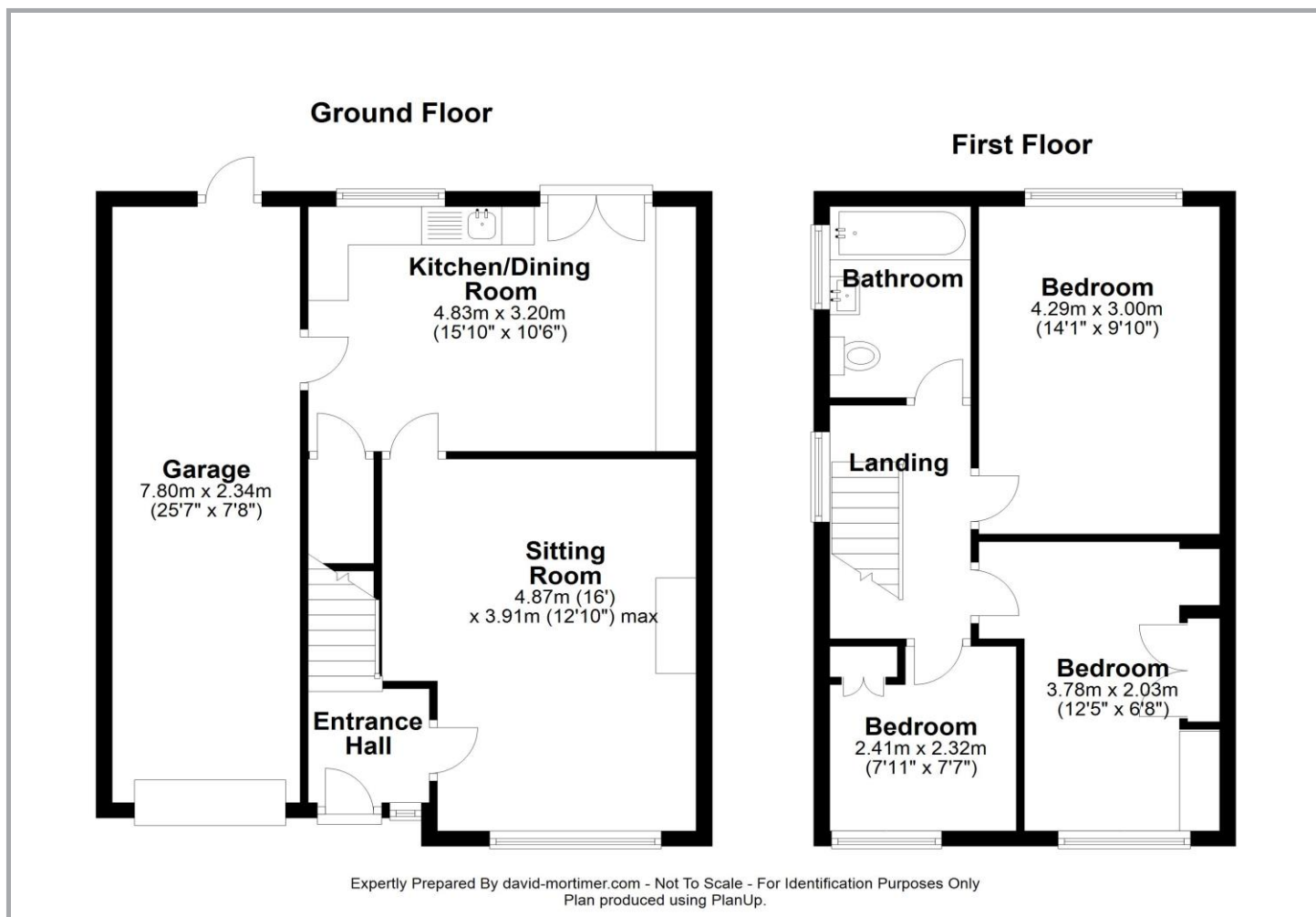
### Kitchen/Dining Room Approx 15'10 x 10'6 (4.83m x 3.20m)

Fitted with a matching range of base units with worktops over and inset with stainless steel sink, drainer and chrome mixer taps. Space for cooker, washing machine, fridge and freezer. Window to rear aspect, door to under stairs cupboard, linoleum flooring and French doors to the rear overlooking the gardens. Personnel door to:

### Tandem Garage

Power and light connected and opening to the rear gardens.





### First Floor Landing

Access to loft, window to side aspect and doors to:

### Master Bedroom Approx 14'1 x 9'10 (4.29m x 3.00m)

Double room with window to rear aspect.

### Bedroom Two Approx 12'5 x 6'8 (3.78m x 2.03m)

Double room with window to front aspect and built-in wardrobes.

### Bedroom Three Approx 7'11 x 7'7 (2.41m x 2.32m)

Window to front aspect, wood panelling and built-in wardrobe.

### Family Bathroom

White suite comprising w.c, hand wash basin, panelled bath, heated towel rail, frosted window to side aspect, spotlights and extractor.

### Outside

The property is set slightly back from the road and enjoys a predominately lawned frontage as well as being accessed over a private drive providing off-road parking as well as giving access to the single width tandem garage. The garage has power and light connected and there is an opening to rear.

The rear gardens are predominately lawned with

boundaries defined by a mixture of brick wall and panel fencing. The grounds are interspersed with flower and shrub borders and selection of specimen trees.

The property further offers the potential to extend subject to the relevant planning consents.

### Local Authority

Mid Suffolk District Council

### Council Tax Band – C

### Services

Mains water, drainage and electricity. Gas-fired heating.





## Energy performance certificate (EPC)

16 Edinburgh Gardens Claydon IPSWICH IP6 0DS	Energy rating <b>E</b>	Valid until: 23 October 2033
		Certificate number: 9203-1209-5107-8707-1904

Property type	Semi-detached house
Total floor area	79 square metres

### Rules on letting this property

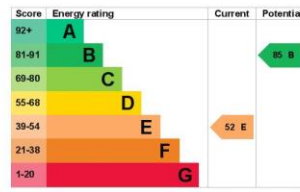
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy rating and score

This property's current energy rating is E. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

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