



4 Portland Way | Great Blakenham | Suffolk | IP6 0FH

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TOWN & VILLAGE
PROPERTIES

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4 Portland Way, Great Blakenham, Suffolk, IP6 0FH

“A well-presented & spacious two double bedroom, mid-terraced house located within this thoughtfully designed development & benefiting from two off-road allocated parking spaces.”

Description

A spacious and well-presented, two double bedroom, mid-terraced modern house located within this thoughtfully designed development, ideally placed for the A14 and destinations further afield.

Another notable benefit is two allocated off-road parking spaces.

About the Area

The property is situated in the popular village of Great Blakenham approximately three miles from Needham Market and close to the well-served village of Claydon which offers a range of shops, post office, pharmacy, hairdressers, public houses and primary and secondary schooling. The Suffolk County town of Ipswich is approximately three miles distant offering a much wider range of facilities including a mainline railway link to London's Liverpool Street Station.

The accommodation in more detail comprises:

Front door to:

Entrance Hall

Welcoming, light and airy entrance with stairs rising to the first floor and doors to:

Cloakroom

White suite comprising w.c, hand wash basin with tiled splash back and frosted window to front aspect.

Sitting/Dining Room

Dining Area Approx 4.23m x 2.01m

Sitting Room Approx 4.23m x 3.07m

Proportionate L-shaped space with door to extensive under stairs cupboard, two windows to rear aspect, French doors opening to the rear terrace and Karndean flooring.

Kitchen Approx 2.89m x 1.94m

Fitted with a matching range of wall and base units with worktops over and inset with one and a half bowl stainless steel sink, drainer and chrome mixer tap. Integrated appliances include oven, four ring gas hob with extractor over and fridge/freezer. Space for dishwasher and washing machine, housing for the gas-fired boiler, window to front aspect and spotlights.

First Floor Landing

Doors to:

Master Bedroom Approx 3.23m x 3.18m

Double room with window to front aspect and door to:

En-Suite Shower Room

White suite comprising w.c, hand wash basin with tiled splashback, tiled shower cubicle and frosted window to front aspect.





Bedroom Two Approx 4.23m x 2.84m

Double room with window to rear aspect and door to storage cupboard.

Family Bathroom

White suite comprising w.c, hand wash basin, panelled bath, tiled walls, tiled flooring and extractor.

Outside

The property is conveniently positioned and set slightly back from the road. Allocated parking can be accessed via the shared entrance way from 'The Circle', which in turn leads to two allocated parking spaces. A rear gate leads to the predominately lawned private rear gardens with a terrace abutting the rear of the property and boundaries defined by fencing.

Local Authority

Mid Suffolk District Council

Council Tax Band – B

Services

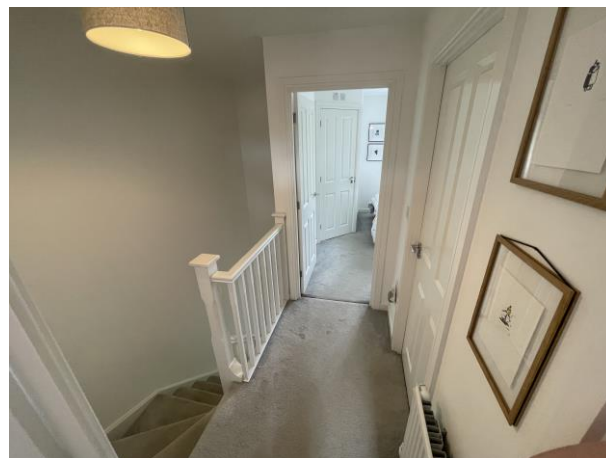
Mains water, drainage and electricity. Gas-fired heating.

Agents Note

We understand from our client that the property currently benefits from the NHBC guarantee.

We further understand from our client that there is monthly maintenance charge for upkeep of the communal grounds.

Details of both can be obtained by contacting the agent.



Disclaimer

Town & Village Properties (and its subsidiaries and their joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that (I) these particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract (II) Town & Village Properties cannot guarantee the accuracy of any description, dimensions, references to conditions, necessary permissions for use and occupancy and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy, (III) No employee of Town & Village Properties (and its subsidiaries and their joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property, (IV) Town & Village Properties (and its subsidiaries and their joint Agents where applicable) will not be liable in negligence or otherwise, for any loss arising from the use of these particulars and Town & Village Properties (and its subsidiaries and their joint Agents where applicable) have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor, (V) Photographs will only show certain parts of the property and assumptions should not be made in respect of those parts of the property that have not been photographed. (Items or contents shown in the photographs are not included as part of the sale unless specified otherwise. It should not be assumed the property will remain as shown in the photograph. Photographs are taken using a wide-angle lens.



Energy performance certificate (EPC)

4, Portland Way Great Blakenham IP6 0WCH IP6 0FH	Energy rating B	Valid until: 12 September 2029 Certificate number: 9878-7049-7321-5741-2924
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Property type: Mid-terrace house
Total floor area: 70 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 energy rating is B. It has the potential to be A.

[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

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	62 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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