

Plummers Dell, Great Blakenham, Ipswich, IP6 0HW

Price £220,000 Freehold

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We are delighted to be offering for sale this 2 bedroom mid terraced property located in the village of Great Blakenham which is West of Ipswich with easy access to A14 trunk Road, a short drive to local schools shops and bus service. The property is arranged over two floors comprising porch, entrance hall, fitted kitchen with appliances remaining in the property, open plan living/dining area with space under stairs for work station if required, conservatory, stairs to first floor leading to 2 bedrooms and bathroom, established rear garden and single garage with parking in front of garage. EARLY INSPECTION RECOMMENDED FOR EITHER FTB OR INVESTMENT.



CANNOPIED PORCH

Double glazed door into entrance hall.

ENTRANCE HALL

Brush matting on entry, carpeted flooring, door to kitchen and living room.

KITCHEN

8' 8" x 7' 9" (2.64m x 2.36m) Eye level with matching base units roll edge work tops, 4 ring gas hob with extractor over, electric oven, fridge freezer, dish washer and washing machine to remain, one and half stainless steel sink with drainer, tiled flooring, double glazed window to front aspect,



LIVING/ DINING ROOM

15' 4" x 11' 9" (4.67m x 3.58m) Carpeted flooring, area under stairs ideal for work station, radiator, stairs to first floor, double glazed French doors into conservatory.

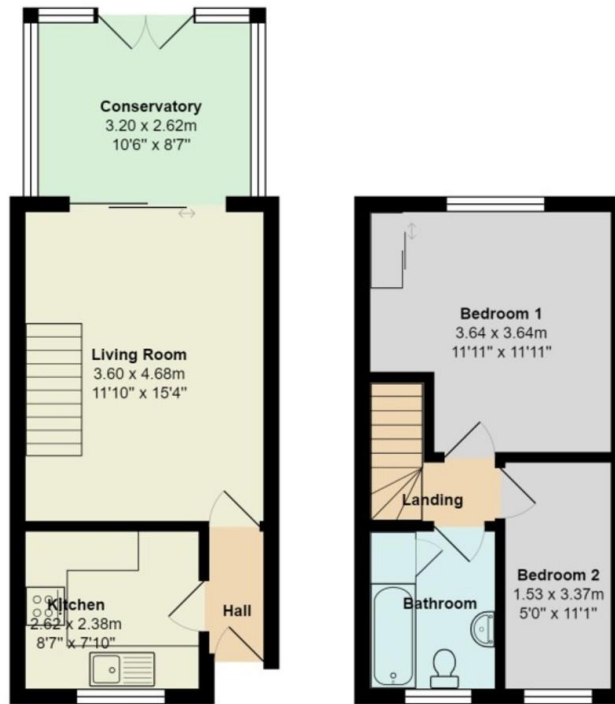
CONSERVATORY

10' 9" x 8' 8" (3.28m x 2.64m) Tiled flooring, electric wall heater, double glazed doors out to rear garden.

STAIRS

Carpeted stairs from sitting room rising to first floor leading to bedrooms and bathroom.





BEDROOM 1

11' 11" max x 11' 11" max (3.63m x 3.63m) Laminate flooring, double glazed window to rear aspect, radiator, recess for storage, mirrored built in wardrobes.

BEDROOM 2

12' 1" x 5' 9" (3.68m x 1.75m) Carpeted flooring, radiator, double glazed window to front aspect, loft hatch.

BATHROOM

8' 8" max x 5' 9" max (2.64m x 1.75m) Comprising low level WC, wash hand basin and bath with mixer shower attachment, floor to ceiling tiled walls, vinyl floor covering, double glazed window to front aspect, chrome heated towel rail, extractor fan, airing cupboard housing Baxi Gas boiler.

GARAGE

16' 2" x 8' 2" (4.93m x 2.49m) Up & over roller door, lighting connected via solar panel.

OUTSIDE

Block paved parking in front of garage, coloured stone with flower borders to front. Rear garden which is laid to lawn, patio area for entertaining, timber garden shed, side pedestrian excess, rear gardens enclosed by fencing.

COUNCIL

Mid Suffolk District Council
Council Tax Band (B) £1,619.91

SERVICES

We understand all mains services are connected.

NEAREST SCHOOLS

Claydon Primary School & Claydon High School.

Consumer Protection Regulations 2008

Your Ipswich Ltd 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 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.

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Plumbers Deal Great Blakenham Ipswich IP9 9HW	Energy rating	Valid until: 20 December 2033
	C	Certificate number: 2399-6125-1753-1111-3901



**VIEWING STRICTLY BY APPOINTMENT
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