

4 Carlford Close, Martlesham Heath, Ipswich, IP5 3TB



Leasehold
£140,000

Subject to contract
No onward chain

2 bedrooms,
1 reception room
and 1 bathroom



Offered for sale with no onward chain is this freehold maisonette requiring some modernisation and benefits from an allocated parking space and separate garden.

Some details

General information

Situated in the popular village of Martlesham Heath is this two bedroom maisonette in need of some modernisation and offered for sale with no onward chain.

The maisonette has its own front door leading to the entrance hall giving access to all rooms and storage cupboards. The light and airy sitting room is situated to the rear of the maisonette overlooking the gardens and parking. To the other side of the apartment is the kitchen which has plenty of storage provided by matching wall and base units and has plenty of space for an oven and space and plumbing for a washing machine. The family bathroom comprises of a bath with shower over, sink with vanity unit and WC. Both bedrooms are large enough to house a double bed and plenty of space for other bedroom furniture.

Entrance hall

Sitting room

15' 8" x 12' 2" (4.78m x 3.71m)

Kitchen

10' 6" x 7' 4" (3.2m x 2.24m)

Bedroom one

12' 2" x 10' 5" (3.71m x 3.18m)

Bedroom two

10' 6" x 9' 3" (3.2m x 2.82m)

Bathroom

7' 9" x 5' 3" (2.36m x 1.6m)

The outside

The property benefits from having its own separate garden and an allocated parking space to the rear.

Where?

The property is conveniently situated in Martlesham providing straight forward access to the A12/A14 in addition to various local retail outlets. There is a Tesco superstore and filling station nearby as well as Next Home store. Within comfortable driving distance is the large town of Ipswich providing railway services to London Liverpool Street and Norwich. The market town of Woodbridge is also a short car ride away providing a variety of restaurants, wine bars and independent retailers.

Important information

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

Tenure - Freehold

Council Tax Band - A

EPC Rating - D

Agents note

Fenn Wright have been advised that the vendor owns a share of the freehold. For further information please contact the office.

Directions

From our Main Road, Kesgrave office proceed towards the A12, taking the third exit at the roundabout heading south along the A12 towards Martlesham. At the next roundabout take the third exit onto Eagle Way, follow the road for some distance and turn left into Carford Close where the property can be found on the right hand side marked by a Fenn Wright for sale board.

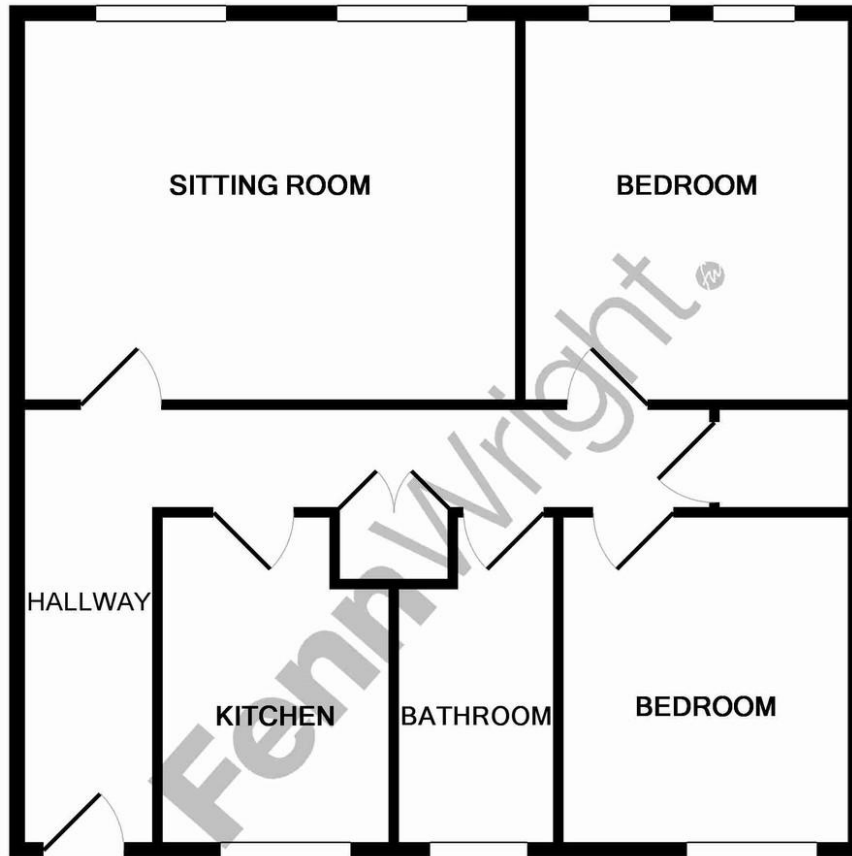
Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please go to;

fennwright.co.uk

Viewing

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



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To find out more or book a viewing

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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, 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.

Particulars of 4 Carford Close, Martlesham Heath, Ipswich, IP5 3TB

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