



18 Park Lane, Kirton, Ipswich, IP10 0QB

£300,000 FREEHOLD

**DIAMOND
MILLS**

Established 1908

An established two-bedroom semi-detached bungalow in the popular village of Kirton. Off road parking, enclosed rear South Westerly facing garden. The property is for sale with no onward chain.

ENTRANCE LOBBY

Cupboard housing the Worcester gas fired boiler.

HALL

There is a radiator in this hall and an external door to the rear garden.

UTILITY ROOM (SW)

5' 9" x 7' (1.75m x 2.13m) plus recess There is fitted shelving and a base unit in this room.

INNER HALL

Built in cupboard. Access to loft void. Radiator.

LIVING ROOM (SW)

15' 3" x 13' 3" (4.65m x 4.04m) A well proportioned room with a feature fireplace, radiator and glazed external doors to the terrace.

KITCHEN (NE)

12' 9" x 9' 6" (3.89m x 2.9m) Fitted with a range of wall and base units and an inset one and a half bowl sink unit. The appliances include a Stoves gas hob with hood over and Stoves oven. There is plumbing for a washing machine and a radiator in the kitchen.

BEROOM (SW)

13' x 10' (3.96m x 3.05m) With built in wardrobe cupboards and a radiator.

BEDROOM (NE)

9' 3" x 12' 9" (2.82m x 3.89m) Another double bedroom. Radiator.

BATHROOM (NE)

7' 9" x 5' (2.36m x 1.52m) plus recess Fitted with a three-piece suite comprising jacuzzi bath with electric shower over, pedestal wash basin, low level WC. Radiator.

OUTSIDE

Vehicular access is via gates off Weir Place over a drive which leads to a gravel parking area.

Immediately to the rear is a paved terrace beyond which is a lawn and various shrubs and trees. The rear garden faces Southwest so is very sunny in the afternoon. There are two timber and felt sheds and an aluminium greenhouse.

The front garden is again down to lawn with various shrubs.

ENERGY PERFORMANCE CERTIFICATE

The current EPC rating is D (68) with a potential of B (83) which is valid until November 2035

COUNCIL TAX BAND

B

AGENTS NOTE

DIAMOND MILLS & CO. have not tested any electrical systems, appliances, plumbing or heating systems and cannot testify that they are in working condition.

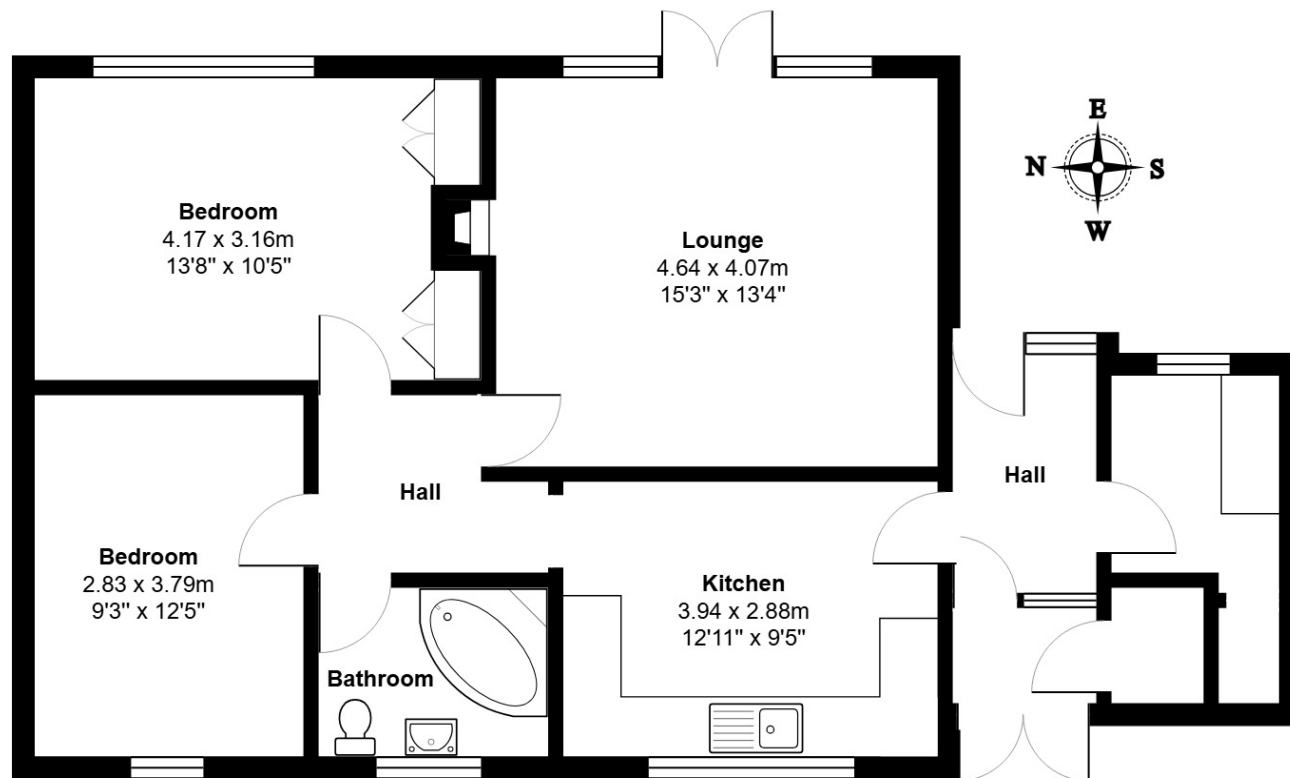
VACANT POSSESSION ON COMPLETION

VIEWING

By prior appointment with the vendors agents -
DIAMOND MILLS & CO. (01394) 282281.







Total Area: 80.2 m² ... 864 ft²