



Rock Estates



The Circle

Great Blakenham, Ipswich, IP6 0FD

Offers in excess of £210,000



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Situated in the popular village of Great Blakenham this two bedroom, mid terrace property. Positioned close to amenities and travel links, it is the perfect first time buy or addition to a growing rental portfolio.

The property consists of a sleek modern kitchen with integrated appliances. There is ground floor cloakroom and a spacious living/dining room with a handy storage cupboard and patio doors leading out to the rear garden. To the first floor there are two double bedrooms, with bedroom two benefits from a built in cupboard. There is a contemporary family bathroom to the first floor that benefits from a bath with shower fixture over.

The low maintenance rear garden has been thoughtfully presented and is enclosed with wooden fencing and comprises of a paved patio area, and has also been partly laid to lawn with artificial grass. There is a path that leads to the rear gate providing direct access to the two allocated parking spaces.





Entrance Hall

Front door opens to the an entrance hallway with stairs to the first floor, radiator and doors opening to:

Cloakroom

Double obscure glazed window to front. Low level W.C. with concealed cistern. Pedestal hand wash basin with tiled splash back. Vinyl wood effect flooring. Extractor fan. Radiator.

Kitchen

11'2" x 5'6" (3.42 x 1.69)
Double glazed window to front. Range of wall and floor mounted units and drawers. Laminate work top. Stainless steel sink with mixer tap over. Integrated gas hob with extractor hood above. Integrated single oven. Integrated fridge/freezer and dishwasher. Space for washing machine. Wall mounted gas boiler. Spotlights. Vinyl wood effect flooring.

Living/Dining Room

14'2" x 12'6" (4.32 x 3.82)
Double glazed windows and patio doors opening to the rear garden. Under stairs cupboard. Radiator.

Landing

Doors to:

Bedroom One

12'6" x 9'3" (3.82 x 2.84)
Double glazed window to rear. Radiator.

Bedroom Two

12'5" x 9'1" (3.81 x 2.77)
Double glazed window to front. Built in cupboard. Radiator.

Bathroom

6'0" x 5'6" (1.83 x 1.70)
Bath with shower over and glass screen. Pedestal hand wash basin. Low level W.C. with concealed cistern. Part tiled walls. Vinyl flooring. Spotlights. Extractor fan. Radiator.

Rear Garden

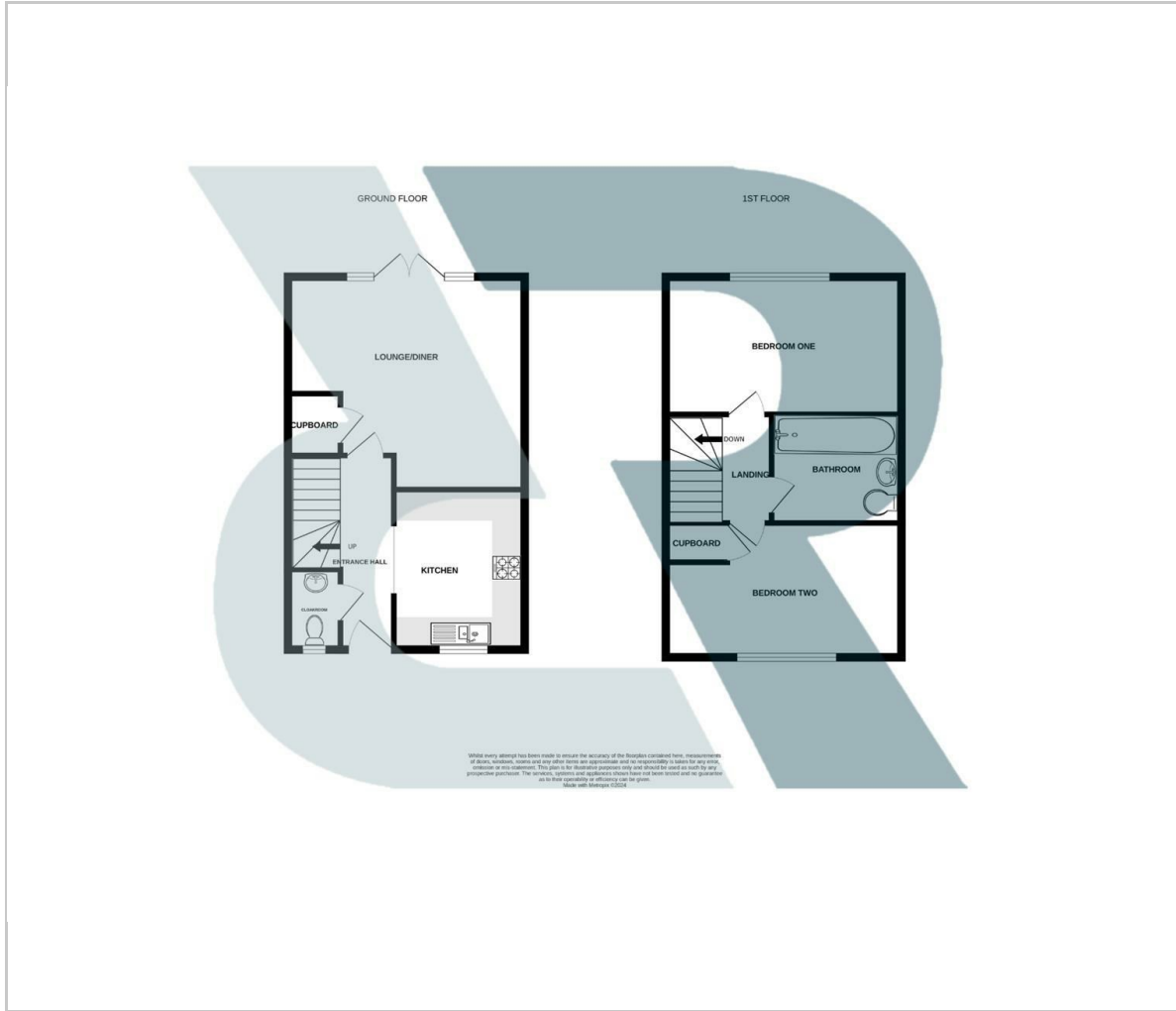
Enclosed rear garden with wooden fencing and gate to rear. Partly laid to lawn with artificial grass and paved patio with path.

Parking

Two allocated parking spaces.



Floor Plan



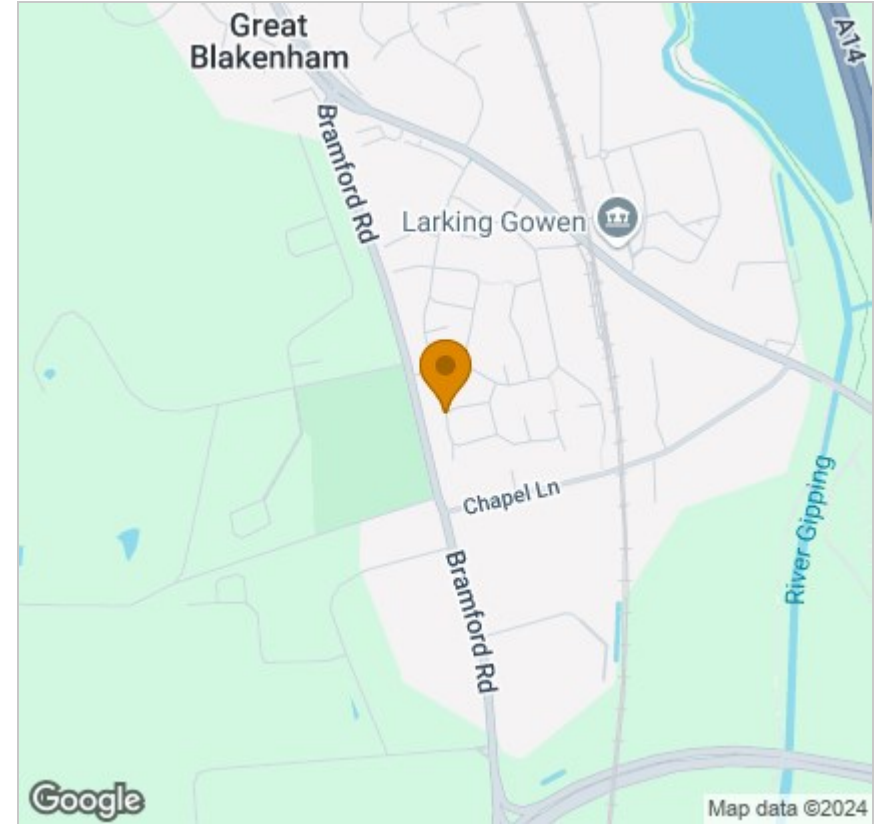
Viewing

Please contact our Rock Estates Office on 01449 723441 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

