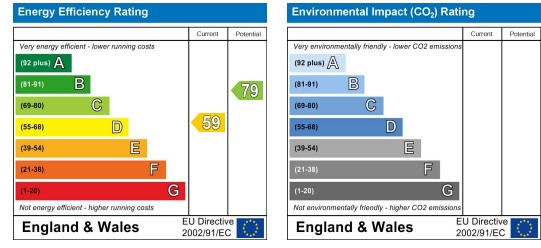


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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11 Main Road, Kesgrave IP5 1AQ

£350,000

This 2 bedroom (was 3 bedrooms) DETACHED BUNGALOW sits on a 186ft plot with ample off road parking situated on the Main Road Kesgrave. Offered with no chain and ready to make your own as now in need of updating. The property benefits from double glazed windows, gas central heating with a 2019 boiler, a 28ft workshop and a 19ft garage. Contact us to book your viewing.



THE PROPERTY MISDESCRIPTIONS ACT 1991
 The Agent has 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 or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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 Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

11 Main Road, Kesgrave, IP5 1AQ

Kesgrave/Grange Farm

The small town of Kesgrave that incorporates Grange Farm is situated just to the east of Ipswich, and offers local shopping facilities along with Tesco supermarket, sports ground and library. The property is in catchment for the well regarded Kesgrave High School. There is good access to both the A12 & A14 trunk routes to London, Cambridge & Norwich and mainline railway stations at both Ipswich & Woodbridge offering regular services to London Liverpool St and Norwich. Ipswich which is Suffolk's county town offers further facilities including high street shopping, sports clubs, bars & restaurants, marina & waterfront development and music entertainment venues.

KITCHEN/BREAKFAST ROOM: 12 x 10'9 (3.66m x 3.28m)

Double glazed window to side, range of wall and base units, work tops, sink and drainer, drawers, space for appliances, through to dining room. Airing cupboard with combi boiler fitted 2019

LOUNGE: 20'4 x 13'4 (6.20m x 4.06m)

Double glazed window to front and radiator. This room was converted by losing a bedroom to make larger.

DINING ROOM: 12'9 x 11'0 (3.89m x 3.35m)

Radiator and double glazed sliding doors to garden. Door to kitchen.

BATHROOM:

Double glazed window to rear. Shower cubicle, hand wash basin with vanity unit, W.C, tiled and has a radiator.

BEDROOM ONE: 12'2 x 8'6 to wardrobe (10'4 to wall) (3.71m x 2.59m to wardrobe (3.15m to wall))

Double glazed window to rear, fitted wardrobes and a radiator.

BEDROOM TWO: 12' x 9'4 (3.66m x 2.84m)

Double glazed window to front and radiator.

OUTSIDE:

The property sits on a large plot with 90ft of garden to the front providing ample off road parking, the driveway leads to the side of the property into the rear garden with access to the GARAGE 19ft 6 x 9ft 8. Plot length 186ft.

The rear garden has a lawn and fence surround. There is a WORKSHOP 28ft x 13ft with power and light connected.

IPSWICH OFFICE:

7 Great Colman Street, Ipswich, IP4 2AA TO VIEW PLEASE CALL 01473 253366 or email ipswich@hamilton-smith.com

