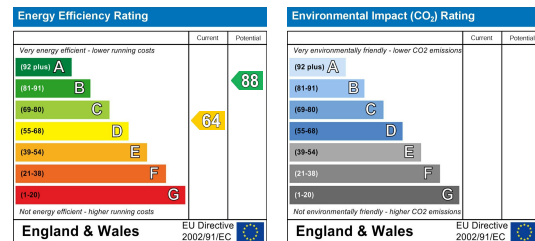




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.



## 7 The Grove, Martlesham Heath IP5 3UZ

**£385,000**

A TWO BEDROOM DETACHED BUNGALOW situated on a very sought after cul-de-sac on Martlesham Heath. This SPACIOUS bungalow offers a modern fitted kitchen/diner, 15ft 8 lounge, 2 double bedrooms, wet room, large hallway, gas central heating, double glazed windows, driveway for off road parking, garage and secluded rear gardens backing onto the aviation museum grounds.



### 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.

### DATA PROTECTION ACT 1998

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.

## 7 The Grove, Martlesham Heath, IP5 3UZ

### Martlesham Heath

Martlesham Heath offers a good range of local facilities including shops and a primary school and is located within easy access to Tesco and the Martlesham Heath Industrial estate. There is good access to London, Cambridge and Norwich and mainline railway stations at both Ipswich and Woodbridge offering regular services to London Liverpool St and Norwich.

### DOUBLE GLAZED FRONT DOOR TO PORCH with a double gl

#### ENTRANCE HALLWAY:

With 2 cupboards, radiator and doors off.

#### LOUNGE: 15'8 x 12'2 (4.78m x 3.71m)

Double glazed window and double doors to garden and a radiator.

#### KITCHEN/DINER: 12'3 x 10'8 (3.73m x 3.25m)

Double glazed window to front. A modern kitchen with a range of wall and base units, sink and drainer, worktops, ceramic hob, oven and extractor, integrated dishwasher, tiled floor, space for appliances and a double glazed door to side. Space for a table.

#### BEDROOM ONE: 14 x 10 (4.27m x 3.05m)

Double glazed window to rear, fitted wardrobes and a built in cupboard. Radiator.

#### BEDROOM TWO: 13'3 x 10'4 (4.04m x 3.15m)

Double glazed window to front and a radiator.

#### WET ROOM: 7'9 x 6 (2.36m x 1.83m)

Double glazed window to rear, a modern open wet room with shower, tiled walls, vanity unit with hand wash basin and W.C, towel radiator and extractor. Loft access with boiler location.

#### OUTSIDE:

To the front is an open plan garden and driveway providing off road parking for at least 3 cars leading to the garage with a n electric door and power and lighting. A gate gives access to the side of the bungalow.

There is useful space to the side of the property with access to the garage and rear garden with a lawn, pond, flower and shrubs, shed. The rear garden is peaceful and not over looked backing on to the aviation museum.

#### IPSWICH OFFICE:

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

