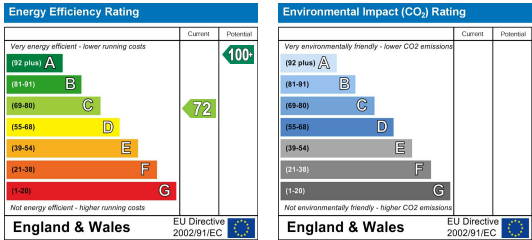




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction 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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# 16 Limestone Close, Great Blakenham IP6 0FG

£235,000

NO CHAIN - A well presented 2 bedroom end of terrace house situated in the popular village of Gt Blakenham. This beautiful home benefits from 2 good sized bedrooms with fitted wardrobes, 1st floor bathroom, downstairs cloakroom, kitchen with integrated appliances, large lounge/diner, gas central heating, double glazed windows, enclosed rear gardens and 2 off road parking spaces. Must be viewed to appreciate the accommodation on offer.





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Great Blakenham

Great Blakenham has a public house and a regular bus service. The larger village of Claydon is approximately half a mile and offers a range of shops, post office, public houses, primary and secondary schooling. The Suffolk county town of Ipswich is approximately three miles distant offering a much wider range of facilities including mainline railway link to London's Liverpool Street. The A14 trunk road offers access in an easterly direction to The A12, Ipswich and Felixstowe and in a westerly direction to Bury St Edmunds, Cambridge and on to the Midlands.

Door to

ENTRANCE HALL:

Stairs off, radiator, doors off

CLOAKROOM:

Double glazed window to front, part tiled walls, W.C, hand wash basin and a radiator.

KITCHEN: 11'3 x 5'4 (3.43m x 1.63m)

Double glazed window to front, fitted with wall and base units, integrated fridge/freezer, washing machine, dishwasher, gas hob, electric oven and extractor hood. Sink and drainer, wall unit housing come boiler and a water softener under sink.

LOUNGE/DINER: 13'5 x 12'5 (4.09m x 3.78m)

Double glazed windows and double doors to rear garden. Radiator, laminate flooring and a useful cupboard.

1st FLOOR LANDING:

Loft access, doors off.

BEDROOM ONE: 12'5 x 9'2 (3.78m x 2.79m)

Double glazed window to rear and a radiator.

BEDROOM TWO: 10'4 x 9'2 (3.15m x 2.79m)

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

BATHROOM:

Bath with a shower over, glass screen, wall hung W.C, hand wash basin, tiled floor and part tiled walls, heated towel radiator and extractor fan.

OUTSIDE:

To the front is a block paved driveway providing off road parking for 2 cars. Side access leads to rear with gate to rear garden.

The southerly facing rear garden has a patio, artificial lawn, deacking area and enclosed by fencing.

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)

