



9 Millers Court | Barham | Suffolk | IP6 0TG

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9 Millers Court, Barham, Suffolk, IP6 0TG

“A superb opportunity to acquire this two bedroom, end of terrace house situated in a tucked away cul-de-sac location & benefiting from off-road parking.”

Description

An excellent opportunity to acquire this two bedroom end of terrace house located in a tucked away cul-de-sac location and being within easy reach of everyday amenities.

Other notable benefits include proportionate, attractive rear gardens, off-road parking to the front of the property and two further allocated parking spaces.

About the Area

Barham has a public house ‘The Sorrell Horse’ and is situated close to Claydon which is a well-served village offering a number of shops including a Co-op, two public houses, village store, post office, doctors, travel agent, hairdressers and garage. Other local amenities include Claydon High School and Primary School and there is a bus service, which connects to Ipswich, Bramford and Stowmarket centres. Mainline rail stations can be found at Ipswich and Stowmarket from which there is a train service to London’s Liverpool Street Station with a journey time of just over one hour.

The accommodation in more detail comprises:

Front door to:

Entrance Porch

Door to:

Entrance Hall

Doors to:

Kitchen Approx 8'6 x 8'0 (2.60m x 2.44m)

Fitted with a matching range of wall and base units with worktops over and inset with stainless steel one and a half bowl sink, drainer and chrome mixer tap. Integrated appliances include four ring gas hob with electric oven under and extractor over. Space for washing machine and fridge/freezer, cupboard housing the Vaillant gas-fired boiler, window to front aspect and tiled splashbacks.

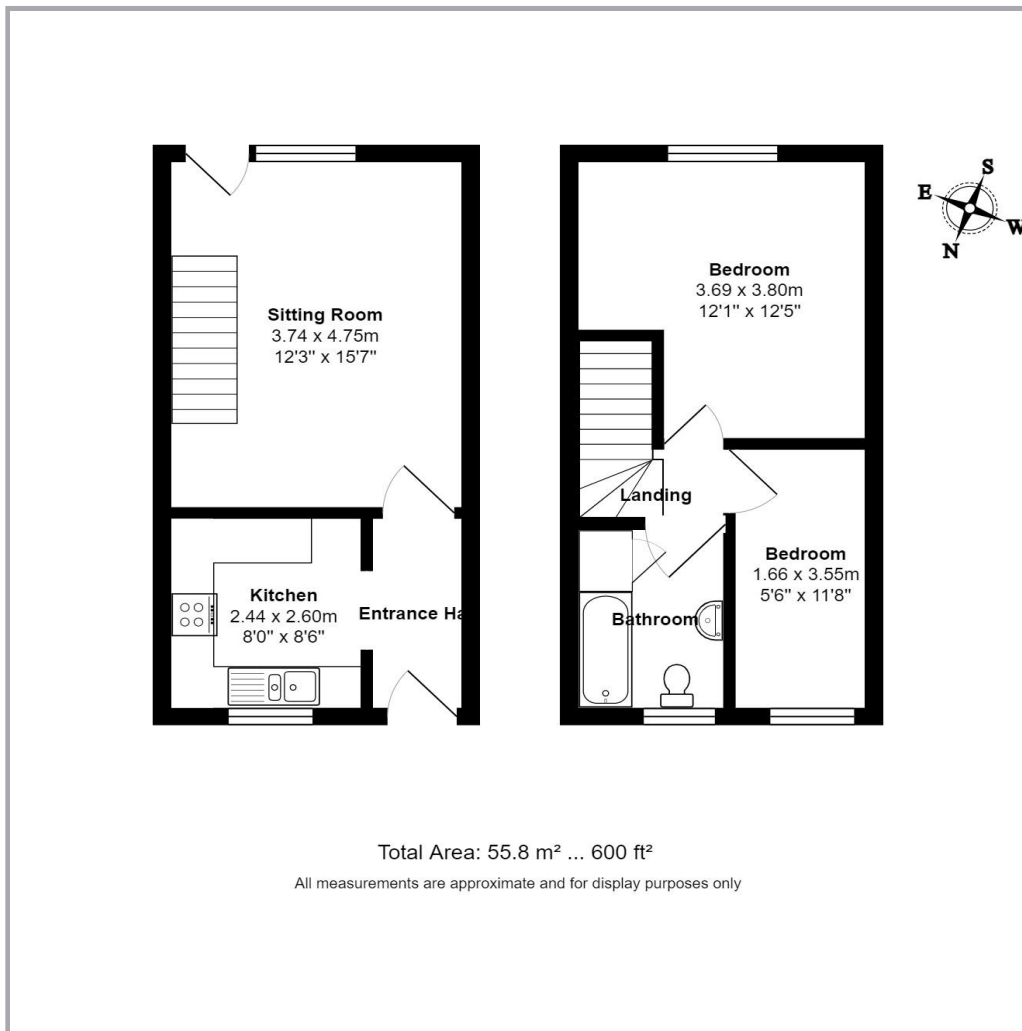
Sitting/Dining Room Approx 15'7 x 12'3 (4.75m x 3.74m)

Stairs rising to the first floor, glazed door to rear garden and window to rear aspect.

First Floor Landing

Access to loft and doors to:





Master Bedroom Approx 12'5 x 12'1 (3.80m x 3.69m)

Double room with window to rear aspect.

Bedroom Approx 11'8 x 5'6 (3.55m x 1.66m)

Window to front aspect.

Bathroom

White suite comprising panel bath with shower over and shower screen, w.c, pedestal hand wash basin, partly tiled walls, frosted window to front aspect and door to airing cupboard housing the hot water cylinder.

Outside

9 Millers Way occupies an enviable tucked away cul-de-sac position and is accessed via a private drive providing off-road parking. Nearby and located to the right of the property are two allocated parking spaces.

The well-maintained rear garden is mainly laid to lawn with a terrace abutting the rear of the property as well as a decked area providing further space for seating. The boundaries mostly defined by panel fencing and within the garden is a useful timber shed. A pedestrian gate allows access to the allocated parking spaces.

Local Authority

Mid Suffolk District Council

Council Tax Band – B

Services

Mains water, drainage and electricity. Gas-fired heating.



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Energy performance certificate (EPC)			
9 Millers Court Barham IPSWICH IP3 0TG	Energy rating C	Valid until: 1 September 2034	Certificate number: 2189-5708-6040-7108-1925
Property type	Mid-terrace house		
Total floor area	56 square metres		
Rules on letting this property			
Properties can be let if they have an energy rating from A to E.			
You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).			
Energy rating and score		The graph shows this property's current and potential energy rating.	
This property's energy rating is C. It has the potential to be B.		Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.	
See how to improve this property's energy efficiency.		For properties in England and Wales: the average energy rating is D the average energy score is 60	



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