



46d Chapel Lane | Great Blakenham | Suffolk | IP6 0JZ

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 PROPERTIES

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46d Chapel Lane, Great Blakenham, Suffolk, IP6 0JZ

"A well-presented two bedroom, end of terraced property offering proportionate gardens, potential to extend (subject to planning) and off-road parking for two cars."

Description

An attractively presented two bedroom, end terraced property situated within the popular village of Great Blakenham.

The accommodation comprises: entrance hall, kitchen, cloakroom, lounge/diner, first floor landing, two bedrooms and bathroom.

The property is well-presented throughout and further benefits from gas-fired central heating and double glazing.

Outside to the front, the garden is mainly laid to slate chippings and planted with box hedging. A pedestrian side gate allows access to the good size rear garden. The rear garden is mainly laid to lawn with a patio and useful storage shed.

About the Area

The property is situated in the popular village of Great Blakenham approximately three miles from Needham Market and close to the well-served village of Claydon which offers a range of shops, post office, pharmacy, hairdressers, public houses and primary and secondary schooling. The Suffolk county town of Ipswich is approximately three miles distant offering a much wider range of facilities including a mainline railway link to London's Liverpool Street Station.

The accommodation comprises:

Part-glazed front door to:

Entrance Hall

Coved ceiling, stairs to first floor, under stair storage cupboard with lighting, radiator and doors to:

Kitchen Approx 10'7 x 7'2 (3.22m x 2.18m)

Fitted with one and a half bowl stainless steel sink unit with mixer tap over, work surfaces with base cupboards and drawers under, matching eye-level units, built-in four ring gas hob with Bosch electric oven under and extractor fan over, integrated dishwasher, tiled splash backs, space and plumbing for washing machine, space for fridge, radiator, cupboard housing gas fired boiler and window to front elevation.

Cloakroom

Comprising low-level flushing w.c, pedestal hand wash basin, tiled splash back, radiator and coved ceiling.

Lounge/Diner Approx 13'10 x 13'5 (4.21m x 4.08m)

Glazed door and side panel to the rear garden, radiator and coved ceiling.

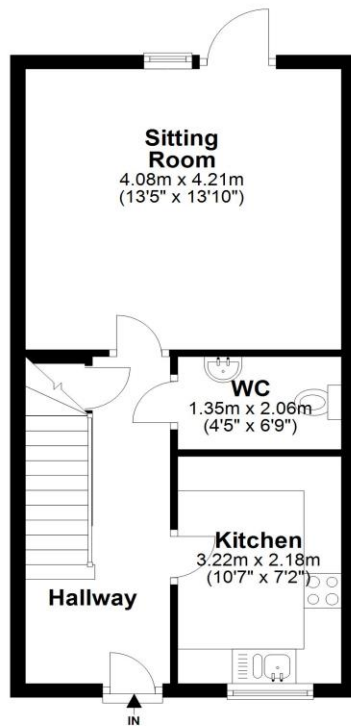
First Floor Part-Galleried Landing

Coved ceiling, access to loft and built-in airing cupboard with slatted shelving.



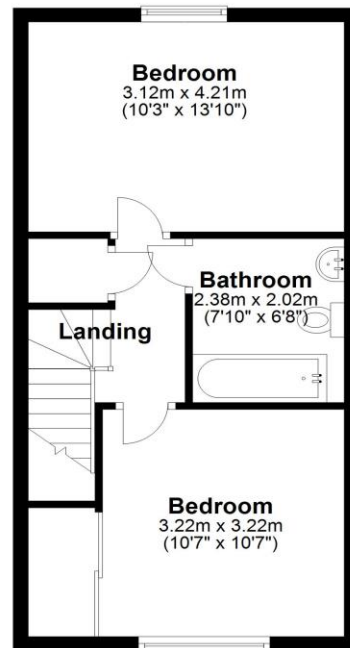
Ground Floor

Approx. 37.3 sq. metres (401.0 sq. feet)



First Floor

Approx. 38.0 sq. metres (408.5 sq. feet)



Total area: approx. 75.2 sq. metres (809.5 sq. feet)

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 errors, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

Bedroom Approx 13'10 x 10'3 (4.21m x 3.12m)

Window to rear elevation, coved ceiling and radiator.

Bathroom

Comprising panel bath with shower over and separate hand-held shower attachment, low-level flushing w.c, pedestal hand wash basin, part-tiled walls, heated towel ladder and wall-light incorporating shaver sockets.

Bedroom Approx 10'7 x 10'7 (3.22m x 3.22m)

Window to front elevation, radiator, coved ceiling and built-in mirror fronted wardrobes.

Outside

To the front the garden is meticulously maintained and landscaped providing an area laid to slate chips, lawn and box hedging. A path leads to the front door and a pedestrian gate which allows access into the rear garden.

The beautifully maintained rear garden is mainly laid to lawn with a patio, a useful timber shed and is enclosed by panel fencing. There is a further pedestrian gate which leads to the two allocated off-road parking bays located at the rear of the property.

Local Authority

Mid Suffolk District Council

Council Tax Band – B

Services

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

Agents Note

We understand from our client that the property is subject to

an annual maintenance charge, which currently stands at approximately £220 per annum. Further details can be found by contacting the agent.



Disclaimer

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Energy performance certificate (EPC)

46d Chapel Lane Great Blakenham IPSWICH IP6 0JZ	Energy rating C	Valid until: 23 March 2035 Certificate number: 2091-1597-3050-7308-4221
Property type	End-terrace house	
Total floor area	76 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) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be A.

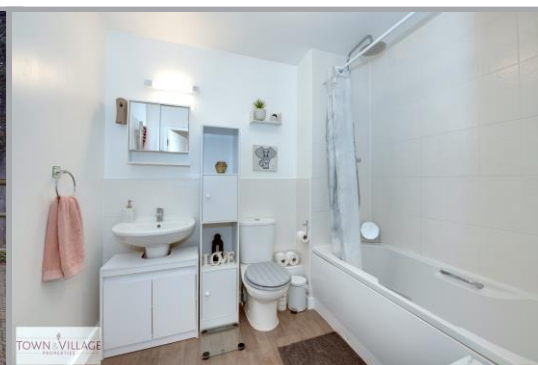
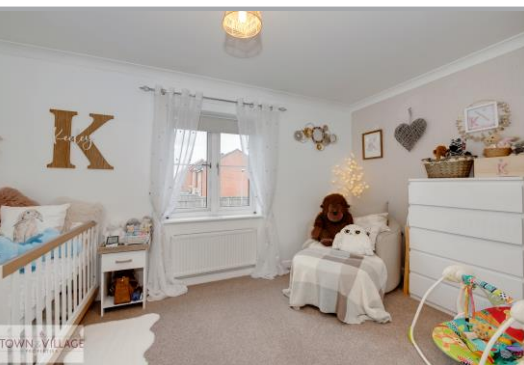
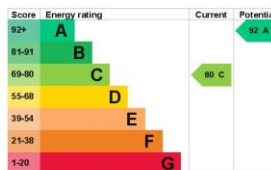
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

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.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



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