

welcome to

Thornhill Road, Claydon, Ipswich

This semi-detached bungalow is located in the popular village of Claydon and benefits from two double bedrooms, a modern lounge, a generous rear garden and a garage en bloc.













Entrance Hall

Carpet flooring, one radiator and loft hatch.

Lounge

16' 7" x 11' 2" ($5.05m \times 3.40m$) Beautiful room with a double glazed window to the rear, carpet flooring, one radiator, TV point, a fireplace with stone look surround and wooden mantel.

Kitchen

10' 3" x 9' 1" (3.12m x 2.77m)

A range of eye and base level units in white with quartz effect worktop surfaces in white, a stainless steel sink plus drainer and chrome mixer tap, space for a range of appliances, a door leading to the garden, two storage cupboards and a double glazed window to the rear.

Master Bedroom

13' 9" x 11' ($4.19m \times 3.35m$) Double glazed window to the front, carpet flooring, one radiator and a wall papered wall.

Bedroom Two

9' 3" x 8' 8" ($2.82m\ x\ 2.64m$) Double glazed window to the front, carpet flooring and one radiator.

Bathroom

7' x 5' 5" (2.13m x 1.65m) Double glazed window to the side, Herringbone wood effect flooring, low level WC, pedestal wash hand basin, bath with overhead shower and tiled splashback, one radiator, part tiled walls and an electric heater.

Outside: Front Garden

A lawned area, hedging, a pathway leading to the front door and a side gate leading to the rear garden.

Rear Garden

Newly installed fencing throughout with concrete posts, a block paved side walkway, a side gate for entry, a lawned area with stepping stone paving, oak sleeper border and barked areas, a beautiful sun trap patio area to the rear of the garden, perfect for enjoying the late afternoon sun. There is also a light and outside tap.

Garage En Bloc

16' 4" x 7' 9" (4.98m x 2.36m) Up and over door and ample storage.





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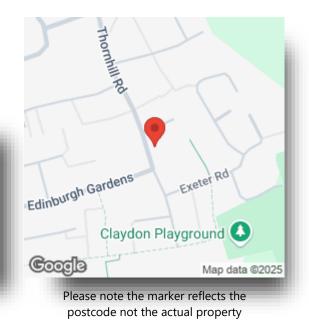
- Two double bedrooms
- Modern lounge
- Generous rear garden
- Garage en bloc
- Ample storage

Tenure: Freehold EPC Rating: D Council Tax Band: C

guide price **£225,000 - £235,000**







The Property Ombudsman

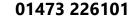
Property Ref: IPS120242 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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