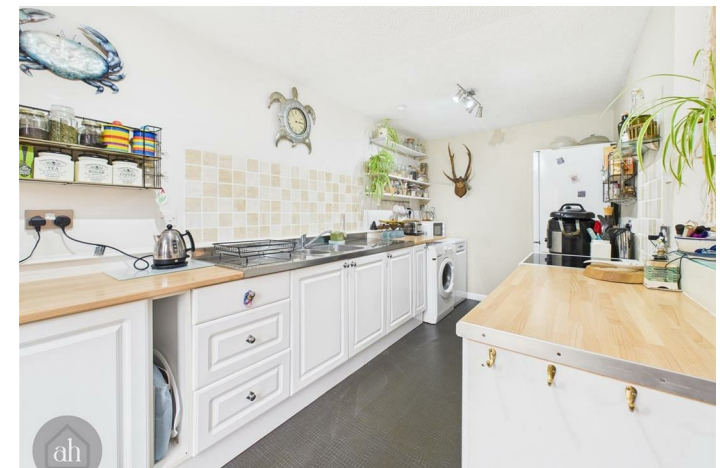




PEDDARS CLOSE IXWORTH IP31 2HA

£180,000
LEASEHOLD

GREAT SIZE APARTMENT WITH GARDEN

Step inside and be captivated by this spacious ground-floor, two-bedroom apartment. Designed for comfortable living, it features a generously sized sitting room and a thoughtfully laid-out kitchen, making it perfect for those seeking single-level accommodation. The property boasts a well-proportioned private garden and convenient access to communal parking. Ideally located within easy reach of numerous amenities, including the local doctor's surgery, this well-presented home is a must-see. We highly recommend scheduling a viewing at your earliest convenience.

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PEDDARS CLOSE

- Spacious Ground Floor Flat In Prime Village
- Location • Open Plan Kitchen/Sitting Room
- Room • Delightful Good Size Garden • Gas Fired Central Heating • 2 Bedrooms • Stylish Kitchen • Located In A Well Served Village • Communal Parking Area • Well Presented Throughout • Step Inside Today With Our 360 Virtual Tour!



Entrance Hall

Welcoming entrance hall. Radiator

Sitting Room

Well-proportioned size room seamlessly adjoining the kitchen offering open plan living. Sliding patio doors to garden. Radiator

Kitchen

Stylish kitchen with wall and base cupboard and drawer units with work tops over. Inset sink and large stainless steel drainer. Space for free standing oven, fridge freezer, washing machine and slimline dishwasher. Door to garden. Boiler

Bedroom 1

Well presented double room with window to side. Radiator

Bedroom 2

Lovely bright room with window to side. Radiator

Storage Room

large walk in storage room

Bathroom

WC and wash basin vanity unit. Bath with shower attachment. Window to side. Radiator

Outside

Rear Garden

Lovely size garden with patio seating area. Steps leading to a lawn area and a second patio area. Enclosed by fencing and bordered flower and shrubs beds. Gate access. Shed

Agent's Note

The property has 97 years left on the lease ground rent and service charge is £827.53 per annum.

Combi boiler is only 3 years old.



PEDDARS CLOSE





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: C Council Tax Band: B

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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