



# 9 Coopers Way

Claydon, Suffolk IP6 0TF

ML Property are delighted to offer for sale this well presented 2 bedroom semi detached house situated within a popular residential area of Claydon. The property which represents an ideal first time or investment purchase benefits from a garage and parking and is offered with No Onward Chain.



price  
**£229,995**

## at a glance...

- 2 Bedroom semi detached house
- Presented in good condition
- Ideal first time or investment purchase
- Garage and Parking
- UPVC doors and windows
- Enclosed rear garden
- Situated within a popular residential area



x2

x1



The property affords the following accommodation - hall, sitting room and a kitchen on the ground floor. On the first floor there are two bedrooms and a bathroom. Externally the property benefits from an enclosed rear garden with flower beds, lawn area and decking area immediately to the rear. There is a single garage with parking towards the front of the property.



Claydon offers a range of shops including 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 mainline railway link to London's Liverpool Street. The A14 trunk road offers access in an easterly direction to the A12 and Felixstowe and in a westerly direction to Bury St Edmunds, Cambridge and on to the Midlands.



## services

Mains water, drainage and electricity. Heating is provided by storage heaters.

### Local Authority

Mid Suffolk District Council - Council Tax Band B.

## agents notes

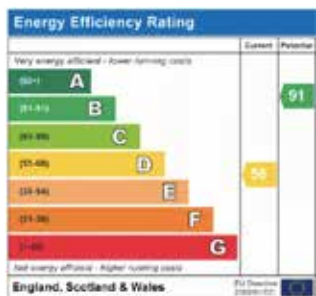
### Internet speed

Ultrafast Broadband up to 1000 mobs - information from the ofcom website

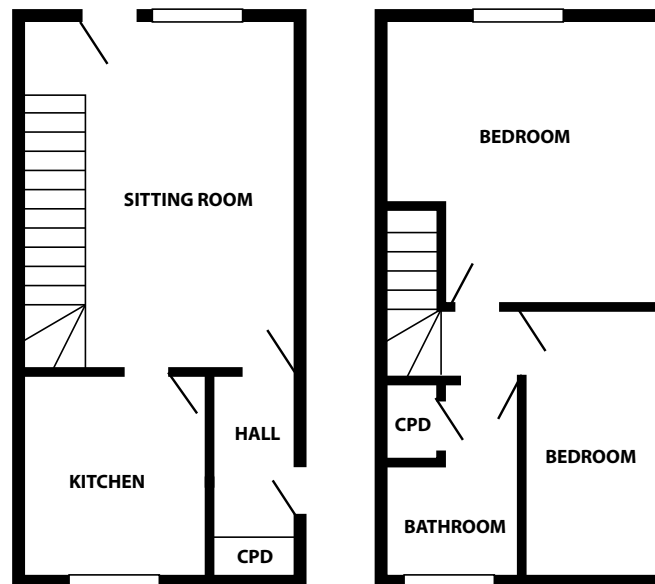
### Mobile Coverage

Most networks are likely available - information from the ofcom website.





The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents confirming boundaries, parking spaces and rights of way. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however, be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. ALL MEASUREMENTS ARE APPROXIMATE.



## ground floor

Hall	
Sitting Room	15'7 (4.75m) x 11'10 (3.61m)
Kitchen	8'6 (2.59m) x 8'3 (2.51m)

## first floor

Bedroom 1	12'7 (3.84m) x 11'10 (3.61m)
Bedroom 2	11'6 (3.51m) x 5'5 (1.65m)
Bathroom	



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