



# 74 York Crescent

Claydon, Suffolk IP6 0DR

ML Property are delighted to offer for sale this detached 3 bedroom bungalow situated within a popular residential area in the well served village of Claydon. The property which benefits from being offered with No Onward Chain boasts a double garage and ample parking.

price OIEO  
**£375,000**

## at a glance...

- 3 Bedroom detached bungalow
- Situated in popular residential area
- Double garage and ample parking
- Front and rear gardens
- Oil fired central heating
- Offered with No Onward Chain





The property affords the following accommodation - hallway, sitting room leading into the dining room with a conservatory off French Doors. There is a kitchen with large ranger cooker, 3 bedrooms and a shower room. The property is further enhanced by UPVC windows and oil fired central heating.



## outside

Externally the property boasts good size frontage laid to block paving for off road parking and a further landscaped garden area. There is a side gate leading to the rear garden which is fully enclosed and easy to maintain being laid to patio with some flower beds. There is a personal door leading to the double garage which is accessed via a shared drive, there is also two parking spaces outside.

## location

Claydon offers a range of shops including a post office, pharmacy, hairdressers, public houses and primary and secondary schooling. The Suffolk county town of Ipswich is approximately 3 miles distance 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 Oil fired central heating serving radiators throughout.

### Local Authority

Mid Suffolk District Council - Council Tax Band D.

### Internet speed

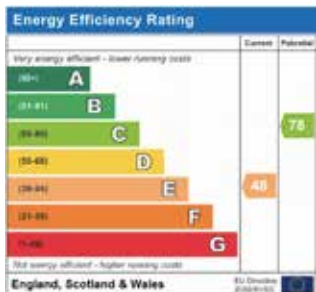
Ultrafast Broadband is available - information from the ofcom website.

### Mobile Coverage

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

Material information brochure attached.





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.



Material  
Information  
brochure.



## accommodation

Hall	
Sitting Room	3.16m (10'4") x 5.13m (16'9")
Dining Room	3.05m (10'0") x 2.74m (8'11")
Kitchen	2.58m (8'5") x 3.35m (10'11")
Conservatory	2.27m (7'5") x 2.81m (9'2")
Bedroom	4.01m (13'1") x 3.60m (11'9")
Bedroom	4.56m (14'11") x 2.58m (8'5")
Bedroom	3.61m (11'10") x 2.25m (7'4")
Shower Room	3.09 (10'1") x 1.82m (5'11")
Double Garage	5.67m (18'7") x 5.28m (17'3")



PART OF THE 3 POINT PROPERTY GROUP

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