



**Offord Close, Kesgrave Ipswich IP5 2DD**

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## **Offord Close, Kesgrave Ipswich**

This stunning ground two bedroom apartment boasts its own garden and benefits from a garage. Located in the heart of the sought after area of Grange Farm, Kesgrave this property must be viewed!



Located close to the ever popular Kesgrave High School and close to amenities including a frequent bus route into Ipswich town centre and Ipswich Hospital.

The property provides easy access on to the main arterial routes in and out of Ipswich including the A12 and the A14 also surrounding areas such as Martlesham, Woodbridge and Felixstowe. With its own access, its an ideal home.

### **Entrance Hall**

### **Hallway**

### **Lounge/Dining Room**

### **Kitchen**

### **Bedroom One**

### **Bedroom Two**

### **Garden**

### **Garage**



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## Offord Close, Kesgrave Ipswich

- GROUND FLOOR APARTMENT
- TWO BEDROOMS
- LOUNGE/DINING ROOM
- GARDEN
- GRANGE FARM LOCATION

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 473.00

Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2003.  
Should you require further information please contact the branch. Please Note additional fees  
could be incurred for items such as Leasehold packs.

**£185,000**



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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.



Property Ref:  
IPW104099 - 0002



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