



**Alasdair Place, Claydon, Ipswich, IP6 0ET**

**welcome to**

## **Alasdair Place, Claydon, Ipswich**

This well-presented, over 55's bungalow is situated within the highly sought-after Alasdair Place complex. This spacious bungalow is ready to move in to and benefits from two bedrooms, a separate lounge and kitchen, an on-site resident warden and NO ONWARD CHAIN!



## **Location**

Claydon offers a range of shops including post office, pharmacy, hairdressers, public houses and both primary and secondary schooling. Nearby, Bramford provides village stores and post office, a public house, pharmacy and primary schooling. The county town of Ipswich is approximately three miles distant, with a wide range of shopping and recreational facilities including mainline railway link to London's Liverpool Street. The A14 trunk road links in an easterly direction to the A12, Ipswich and Felixstowe, and in a westerly direction to Bury St Edmunds, Cambridge and onto the Midlands.

## **Entrance Lobby**

A lobby area, which leads into the living room.

## **Living Room**

Double glazed window to the front, carpet flooring, two radiators, wall hung lights and a TV point.

## **Kitchen**

Fitted kitchen with eye and base level units and marble effect worktop surfaces, a stainless steel sink plus drainer unit and chrome taps, tiled splashback, an integrated oven with an inset, ceramic hob and extractor hood, a wall-mounted gas-fired boiler, plumbing for washing machine and dishwasher, a storage cupboard, double glazed window to the rear and a Velux skylight.

## **Hall**

Carpet flooring, one radiator, a warden call control panel and an airing cupboard with automatic lighting.

## **Master Bedroom**

Double glazed window to the rear, carpet flooring, one radiator, TV point, wall hung lights and a built-in wardrobe with sliding doors.

## **Bedroom Two**

Double glazed window to the rear, an external door, providing a fire escape, carpet flooring, one radiator, a fitted shelving unit, access to loft space, equipped with lighting, shelving and extensive flooring via aluminium drop-down ladder.

## **Bathroom**

Three-piece bathroom suite with a walk-in bath and overhead shower, tiled splashback, low level WC, pedestal wash hand basin with chrome mixer tap, grey vinyl flooring throughout, chrome heated towel rail, extractor fan and an electric heater.

## **Property Info:**

Alasdair Place offers a range of communal facilities including a lounge, guest room, launderette and parking.

To the front of the bungalow there is a sunny paved courtyard with a bench to enjoy the morning-mid afternoon sun, to the rear of the bungalow there is a lawned area which benefits from sun later in the day, and can be accessed via the second bedroom.

The property is available to applicants aged 55 and over. Subject to the Scheme Managers' interview. Service charges apply.



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## Alasdair Place, Claydon, Ipswich

- No onward chain
- Spacious bungalow for OVER 55's only
- Two bedrooms
- Communal gardens & grounds
- On-site resident warden

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 750.00

Ground Rent: 1.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 1988.  
Should you require further information please contact the branch. Please Note additional fees  
could be incurred for items such as Leasehold packs.

# £125,000



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IPS121052 - 0002

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