

A two bedroom mid-terrace house, situated on the edge of Ipswich.



Guide Price

£210,000

Freehold

Ref: P7778/MC

Address

23 Blair Close
Ipswich
Suffolk
IP4 5UN



Entrance hall, sitting/dining room and kitchen.
Two bedrooms and bathroom.
Off-road parking.
Front and rear gardens.
Small storage shed.

No forward chain.

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU

T: 01728 724200
email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

And at The London Office
40 St James' Place
London SW1A 1NS

Location

23 Blair Close is situated on the edge of the county town within minutes of all Ipswich has to offer. The historic market town of Woodbridge is 5 miles away.

Ipswich provides a comprehensive range of facilities including an extensive range of local and national shops, businesses, wide range of public houses and restaurants, and the popular Waterfront area. In addition to this there is a wide variety of schools in both the state and private sector. The mainline Ipswich railway station runs regular rail services to London's Liverpool Street Station, which take just over the hour. There are also very good road links to the A14 and A12 trunk roads.

Description

23 Blair Close is a two bedroom mid-terrace house. It benefits from double glazed windows and off-road parking.

The property is approached from Blair Close by a stepped pathway leading to the entrance porch. The front door opens into the entrance hall where there is a storage cupboard. The sitting/dining room has windows overlooking the front garden and French style doors opening out onto the rear patio area. The kitchen has a window overlooking the rear garden and has matching high and low-level wall cabinets with an inset stainless steel sink. The kitchen is fitted with an electric oven, a four ring gas hob with extractor fan above and a gas-fired boiler. There is space and plumbing for a washing machine and fridge freezer.

From the sitting/dining room, stairs rise to the first floor landing which provides access to the bedrooms and bathroom. Bedroom one is a double room with windows to the front of the property and built-in wardrobes. Bedroom two has windows overlooking the rear garden and also benefits from a built-in wardrobe. The bathroom has an obscured glazed window to the rear and comprises a panelled bath with shower attachment over and a tiled surround, handwash basin, WC and extractor fan. Also accessed via the first floor landing is the airing cupboard which houses the hot water cylinder. The attic can be accessed via a hatch above the landing.

Outside

The open plan front garden has a paved pathway which leads to the entrance porch. The rear garden is enclosed by wood panelled fencing and has a patio area and an area of lawn. Here there is a small storage shed. To the rear of the garden is a gate which leads to a pathway providing access to the designated parking space.











23 Blair Close, Ipswich

Approximate Gross Internal Area = 53.6 sq m / 577 sq ft

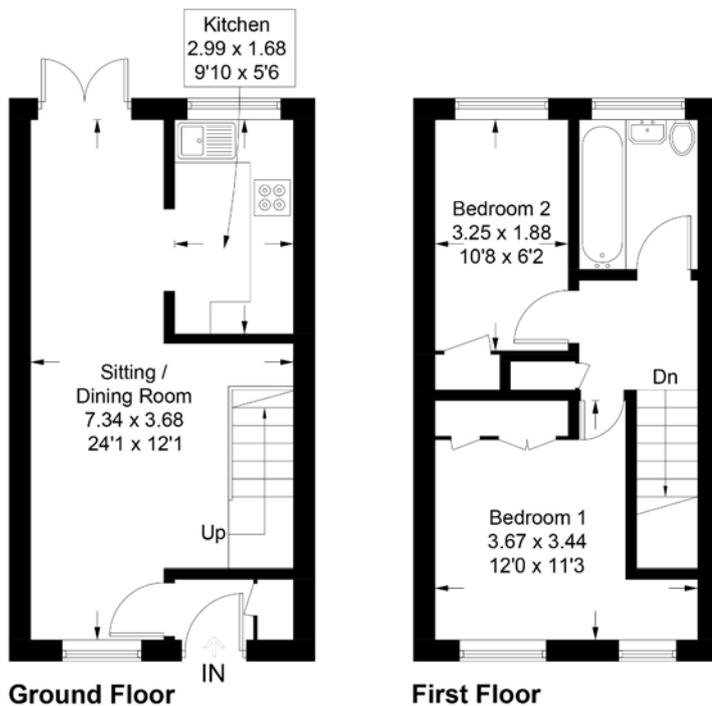


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1276500)

Viewing Strictly by appointment with the agent.

Services Mains electricity, water and drainage. Mains gas serving the central heating system.

Broadband To check the broadband coverage available in the area click this link –
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phones To check the mobile phone coverage in the area click this link –
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

EPC Rating = C (Copy available from the agents upon request).

Council Tax Band C; £1,940.12 payable per annum 2025/2026

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000.

NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

February 2026



Directions

From the A12 at the Foxhall roundabout, take the third exit onto Foxhall Road. Proceed for approximately 2.5 miles before turning right onto Broadlands Way. Take a turning on your right into Bladen Drive and then turn left into Blair Close. Continue straight on Blair Close where the property can be found on the left hand side.

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