

KEYSTONE



The Circle,, Great Blakenham, Ipswich, IP6 0FD
Offers In Excess Of £210,000

Modern Terraced House
Lounge/Diner
Modern Bathroom
Enclosed Garden
Ideal First Time Buy

Two Double Bedrooms
Modern Kitchen
Double Driveway
Popular Location

The Circle,, Ipswich IP6 0FD

Nestled in the charming area of Great Blakenham, this immaculate terraced house presents a wonderful opportunity for those seeking a modern home in a popular location. The property boasts a well-designed layout, featuring one inviting reception room that serves as a perfect space for relaxation or entertaining guests.

With two comfortable bedrooms, this home is ideal for couples, or individuals looking for extra space. The bathroom is thoughtfully appointed, ensuring convenience and comfort for daily routines.

The modern design of the house enhances its appeal, providing a fresh and contemporary atmosphere throughout. Every corner of this property has been maintained to a high standard, making it move-in ready for its new occupants.

Great Blakenham is known for its fantastic community with convenient amenities, making it a desirable place to live. This property not only offers a lovely home but also the chance to enjoy the vibrant lifestyle that the area has to offer.



Front Entrance

Door leading to hallway with stairs to first floor and radiator.

Lounge/Diner

14'3 12'4

French doors to rear, window to rear, radiator, built-in understairs cupboard.

Cloakroom

Fitted with WC, pedestal wash basin, tiled splash back, radiator, and window to front.

Kitchen

11'4 x 5'6

Fitted with a range of base units and drawers and matching wall mounted cabinets, one and a half sink and drainer unit, hob with extractor over and built in oven, space for washing machine, space for fridge freezer, radiator, wall mounted boiler and window to front

First floor landing

With loft access

Bedroom 1

12'6 x 9'3

Window to rear, radiator and feature panelling.

Bedroom 2

12'5 x 9'1

Window to front, radiator and built-in storage cupboard.

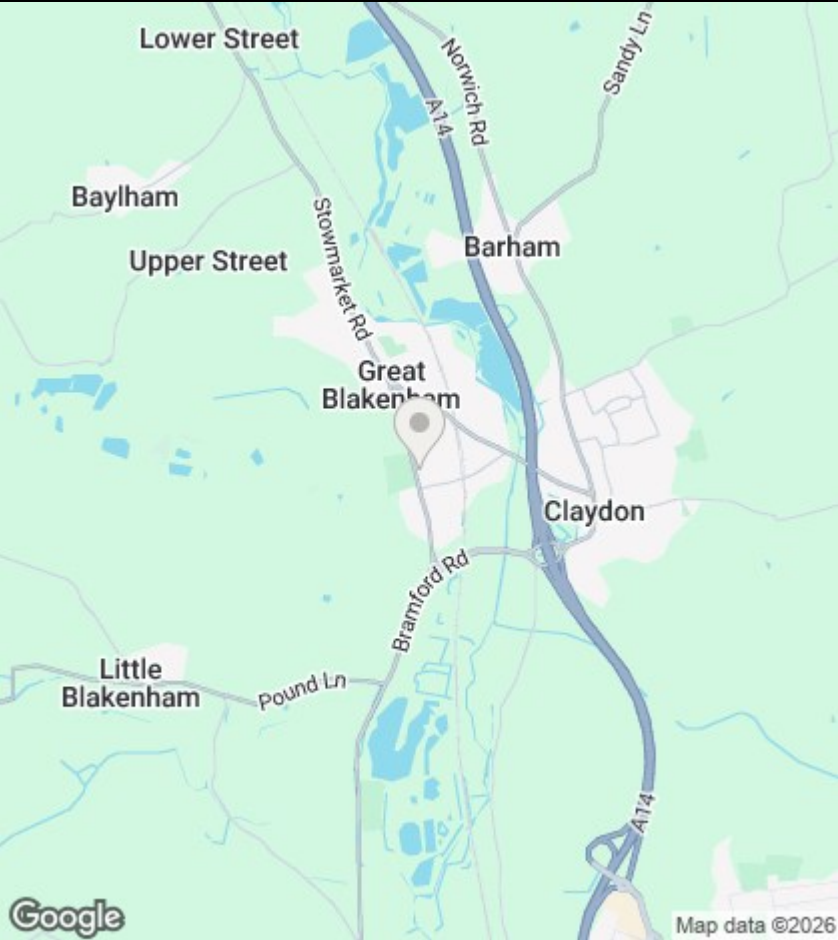
Bathroom

Fitted with panelled bath with shower over, pedestal wash basin, WC, tiled flooring and tiled splash back.

Outside

To the front of the property there is a double driveway that provides off road parking to the property.


The rear garden is enclosed with timber fencing and is predominantly laid to lawn and has a rear access.



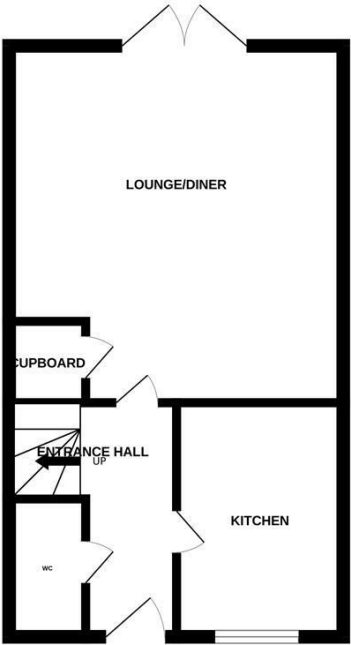
Viewings

Viewings by arrangement only. Call 01473 221 399 to make an appointment.

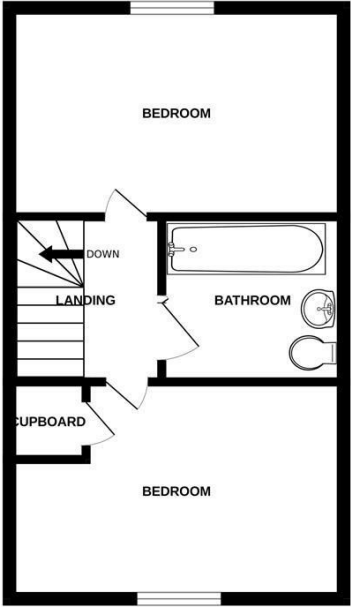
EPC Rating:
C

| Energy Efficiency Rating | | |
|---|-----------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | 71 | 100 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC  |

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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