



Limestone Close, Great Blakenham, Ipswich, IP6 0FG

welcome to

Limestone Close, Great Blakenham, Ipswich

This attractive, two bedroom home benefits from a beautifully presented lounge and kitchen, a ground floor cloakroom, a modern 1st floor bathroom and two allocated parking spaces to the front. IDEAL FIRST TIME BUY!

Agents Note:

This property is a Managed Freehold, there is an annual fee of £300 payable to Rendall & Rittner.

Entrance Hall

Oak effect flooring and one radiator.

Cloakroom

Stylish cloakroom with enclosed WC and stainless steel flush, pedestal wash hand basin, Victorian style tiled flooring, one radiator, extractor fan, half tiled walls and double glazed window to the front.

Kitchen

Double glazed window to the front, spot lights, oak effect flooring, eye and base level units in matte grey with grey stone effect worktop surfaces, a stainless steel, one and a half bowl sink plus drainer and chrome mixer tap, an integrated oven with gas hob and extractor hood, space for a washing machine, an integrated fridge freezer and a boxed in boiler.

Lounge

Beautifully presented lounge with patio doors to the garden, adjacent double glazed, floor to ceiling windows to the rear, oak effect flooring, TV point, two radiators and an understairs storage cupboard.

First Floor Landing

Carpet flooring and loft hatch.

Master Bedroom

Double glazed window to the rear, carpet flooring, one radiator and a panelled wall.

Bedroom Two

Double glazed window to the front, carpet flooring, one radiator and a built in wardrobe.

Bathroom

Enclosed WC with stainless steel flush, pedestal wash hand basin, a bath with overhead shower and foldable glass screen, tiled flooring, part tiled walls, spot lights, extractor fan and one radiator.

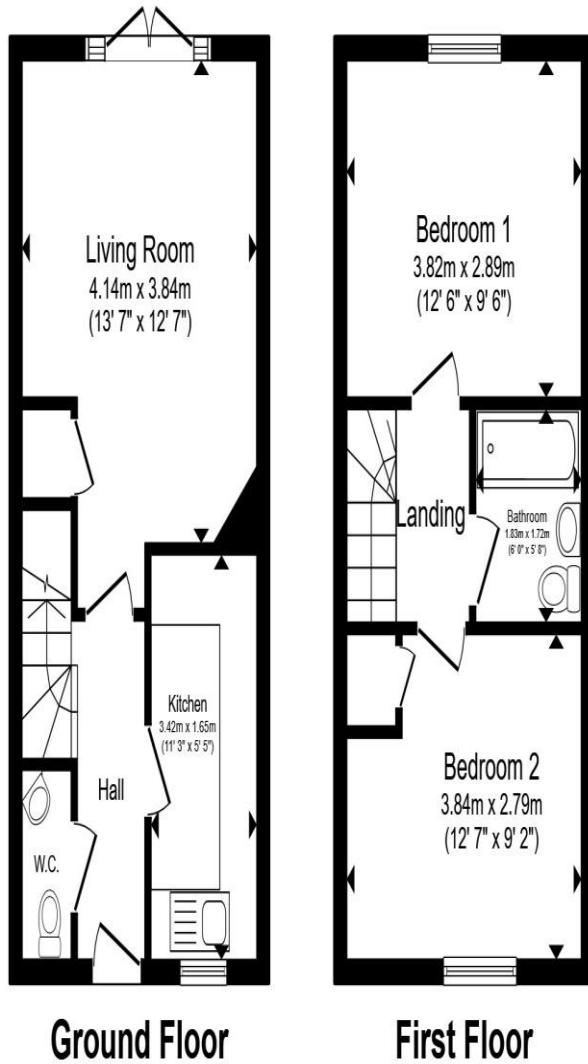
Outside:

Front Garden

Two allocated parking spaces to the front and a pathway to the front door.

Rear Garden

Fully landscaped rear garden with a patio seating area, a pathway leading around the side of the garden to the rear gate, an immaculate grassed area, a raised decking area with pergola, a slate border, curved flower bed borders and an outside tap and light.



Total floor area 58.9 m² (634 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to
**Limestone Close,
Great Blakenham Ipswich**

- Two bedrooms
- Beautifully presented kitchen
- Ground floor cloakroom & modern 1st floor bathroom
- Two allocated parking spaces to the front
- Ideal First Time buy

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£235,000



view this property online williamhbrown.co.uk/Property/IPS121025



Property Ref:
IPS121025 - 0002

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



01473 226101



Ipswich@williamhbrown.co.uk



16-18 Wolsey House, Princes Street, IPSWICH,
Suffolk, IP1 1QT



williamhbrown.co.uk