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£260,000

Guide Price

Chantry Park View, Sproughton, Ipswich

A modern two-bedroom end-of-terrace property, ideally suited to first-time buyers, couples, small families and investors alike. The property offers well-presented and contemporary accommodation, including a bright open plan kitchen/living room with white gloss units, integrated appliances and patio doors opening onto the rear garden.

The property benefits from a low-maintenance rear

garden, featuring AstroTurf, a paved patio area, useful garden shed and side access to the front of the property. Further benefits include two bedrooms and a modern family bathroom, creating a practical and comfortable home.

Situated on a popular new-build development within the IP8 postcode, the property is conveniently positioned for a

range of local amenities, including shops, supermarkets, schools and everyday services. There are also good transport and road links providing easy access to Ipswich and the surrounding areas, making this a particularly convenient location for commuters and those looking to enjoy modern living within a well-connected community.











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GLA[®]
69.25 m²
745.35 ft²

Total
69.25 m²
745.35 ft²

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

Reduced headroom

Below 1.5 m/5 ft

Areas with headroom below 1.52 m/5 ft are excluded

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:

Tenure:

Freehold

Council Tax Band:

B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	84	
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

Oakheart Ipswich

01473 251907

ipswich@oakheart.co.uk

12 Upper Brook Street, Ipswich, Suffolk, IP4 1EF

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