

# KEYSTONE



Limestone Close, Great Blakenham, Ipswich, IP6 0FG

£225,000

Terraced House  
Lounge/Diner  
Cloakroom  
Off Road Parking  
Immaculate Throughout

Two Bedrooms  
Kitchen  
Family Bathroom  
Popular Location

# Limestone Close, Ipswich IP6 0FG

Nestled in the charming area of Limestone Close, Great Blakenham, this immaculate terraced house presents an excellent opportunity for those seeking a comfortable and stylish home. 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 spacious bedrooms, this home is ideal for small families, couples, or individuals looking for extra space. The bathroom is thoughtfully appointed, ensuring convenience and comfort for all residents.

The property is in pristine condition throughout, allowing you to move in with ease and enjoy your new surroundings without the need for immediate renovations. Its location in a popular area adds to its appeal, providing access to local amenities and a friendly community atmosphere.



#### Front entrance door

Leading to hallway with radiator and stairs to first floor.

#### Lounge/Diner

13'8 x 12'5

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

#### Kitchen

11'1 x 5'5

Fitted with a range of base units and drawers with matching wall mounted cabinets, 1.5 bowl sink and drainer unit, built-in oven with hob and extractor over, integrated fridge/freezer and space for a washing machine, wall mounted boiler and a window to front.

#### First floor

##### Landing

##### Bedroom 1

12'5 x 9'3

Window to rear, a radiator and air conditioning unit.

##### Bedroom 2

12'5 x 8'8

Window to front, radiator, built-in cupboard and air conditioning unit.

#### Family Bathroom

Fitted with a suite comprising of panelled bath with shower over, tiled splashbacks, pedestal wash basin, WC and radiator.

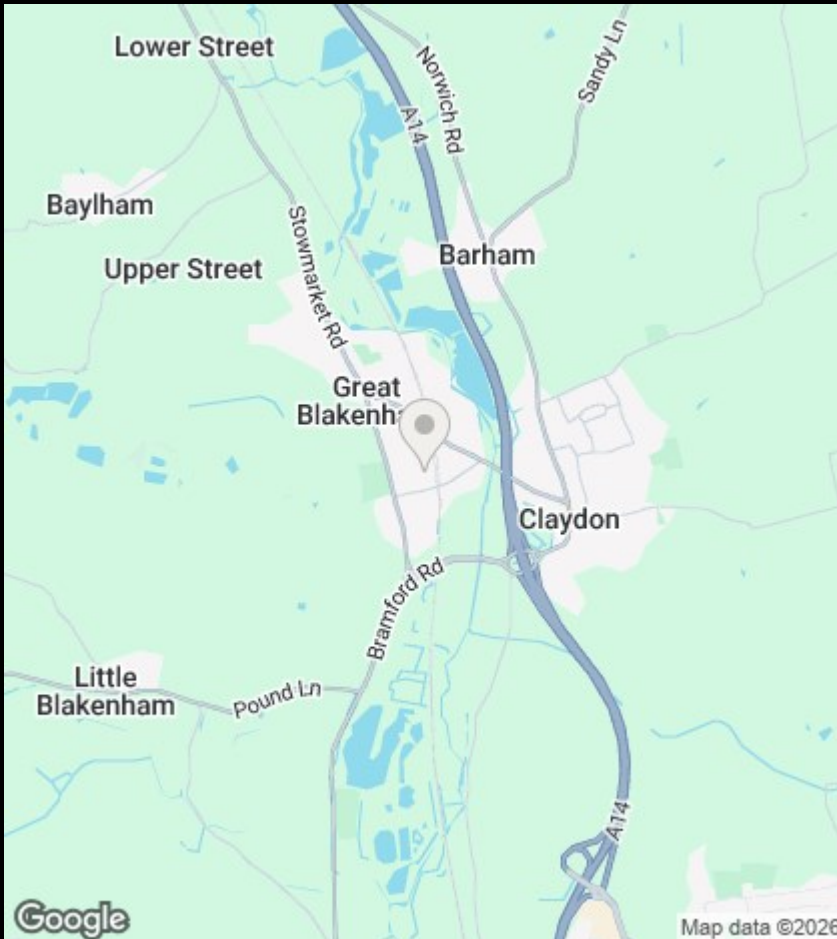
#### Outside

To the front of the property there is a small open plan garden. The rear garden is predominantly laid to lawn with patio area and timber shed.

The property also benefits from a driveway to the side of the terrace.

#### Agents Note

The estate comes with a service charge to maintain the communal areas £376.64 Annually



## Viewings

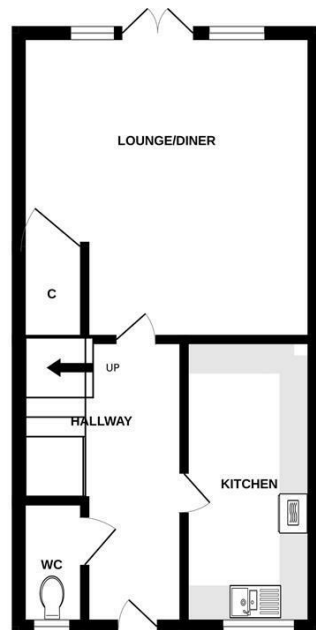
Viewings by arrangement only. Call 01473 221 399 to make an appointment.

## EPC Rating:

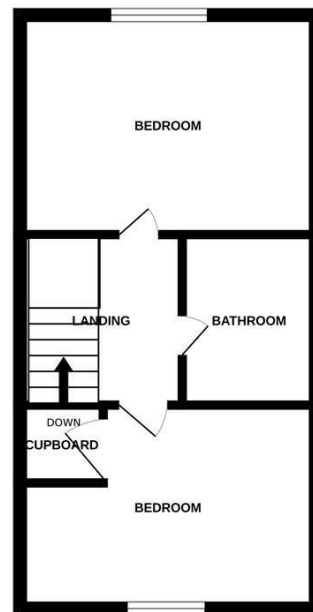
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			100+
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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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