

17 MORGAN COURT CLAYDON



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# Hamilton Smith

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17 MORGAN COURT CLAYDON

Guide Price £129,995

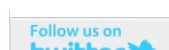


We are pleased to offer for sale this **IMPRESSIVE, DECEPTIVELY SPACIOUS GROUND FLOOR APARTMENT WITH TWO DOUBLE BEDROOMS AND GENEROUS ROOM SIZES THROUGHOUT**. Occupying a tucked away cul-de-sac position with allocated parking and small garden area. Offered with the benefit of no onward chain, only a short walk to the village centre, schools and shops.

- SPACIOUS ENTRANCE HALL WITH TWO BUILT-IN CUPBOARDS
- KITCHEN/BREAKFAST ROOM
- 16' SITTING ROOM WITH FRENCH DOORS
- TWO GENEROUS DOUBLE BEDROOMS
- MODERN BATHROOM
- SEPARATE WC
- PVC DOUBLE GLAZING
- GAS FIRED HEATING TO RADIATORS
- ALLOCATED PARKING
- GARDEN
- SHORT STROLL TO THE VILLAGE CENTRE
- NO ONWARD CHAIN

[www.hamilton-smith.com](https://www.hamilton-smith.com)

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Partners: K.W.Bahar & A.Salisbury



## 17 MORGAN COURT CLAYDON

### SITUATION:

The property occupies an appealing tucked away position within a small cul-de-sac only a short stroll to the village centre, schools, shops and bus stop. Claydon offers a range of shops including post office, pharmacy, hairdressers, public houses and primary and secondary schooling. The Suffolk County town of Ipswich is approximately three miles distant offering a much wider range of facilities including mainline railway link to London's Liverpool Street. The A14 trunk road offers access in an easterly direction to the A12 and Felixstowe and in a westerly direction to Bury St Edmunds, Cambridge and on to the Midlands.

This established ground floor apartment offers impressive room sizes throughout, presented in good condition ready to move in. Features include a spacious entrance hall with two storage cupboards giving access to a well fitted kitchen with space for dining table, recently replaced gas fired boiler. There are glazed double doors opening from the hall to the impressive sitting room with further wide PVC double glazed French doors opening to the garden to the rear. There are two generous double bedrooms as well as white bathroom and separate wc. The allocated parking is located next to the property and the property is offered with the benefit of no onward chain.

### ENTRANCE HALL:

12' 6" (3.81m) Long. PVC double glazed entrance door, wood effect flooring, deep built-in storage cupboard, separate built-in cloaks cupboard, glazed double doors opening to the sitting room.

### KITCHEN:

11' 5" x 8' 2" (3.48m x 2.49m) Fitted with a good range of base and wall mounted units having wood effect doors and drawer fronts, fitted worktops inset with stainless steel single bowl sink unit with mono mixer tap, modern wall mounted Baxi gas fired boiler, tile effect flooring, inset spotlights, generous PVC double glazed window to the front aspect.

### SITTING ROOM:

16' 6" x 10' 0" (5.03m x 3.05m) Wood effect flooring, wide PVC double glazed French doors opening to the garden.

### BEDROOM 1:

14' 7" x 9' 9" (4.44m x 2.97m) Radiator, PVC double glazed window to the front aspect.

### BEDROOM 2:

12' 2" x 10' 9" (3.71m x 3.28m) Radiator, PVC double glazed window to the rear aspect overlooking the garden.

### BATHROOM:

Modern white suite comprises pedestal wash hand basin with mono mixer tap and bath with wooden panel and shower connected over, towel radiator, extensive wall tiling.

### SEPARATE WC:

With low level wc, radiator, wood effect flooring, PVC double glazed window to the side aspect.

### OUTSIDE:

There is a secluded raised area of decking to the rear with fenced boundaries looking onto mature woodland. To the side of the apartment there is ample off road allocated parking.

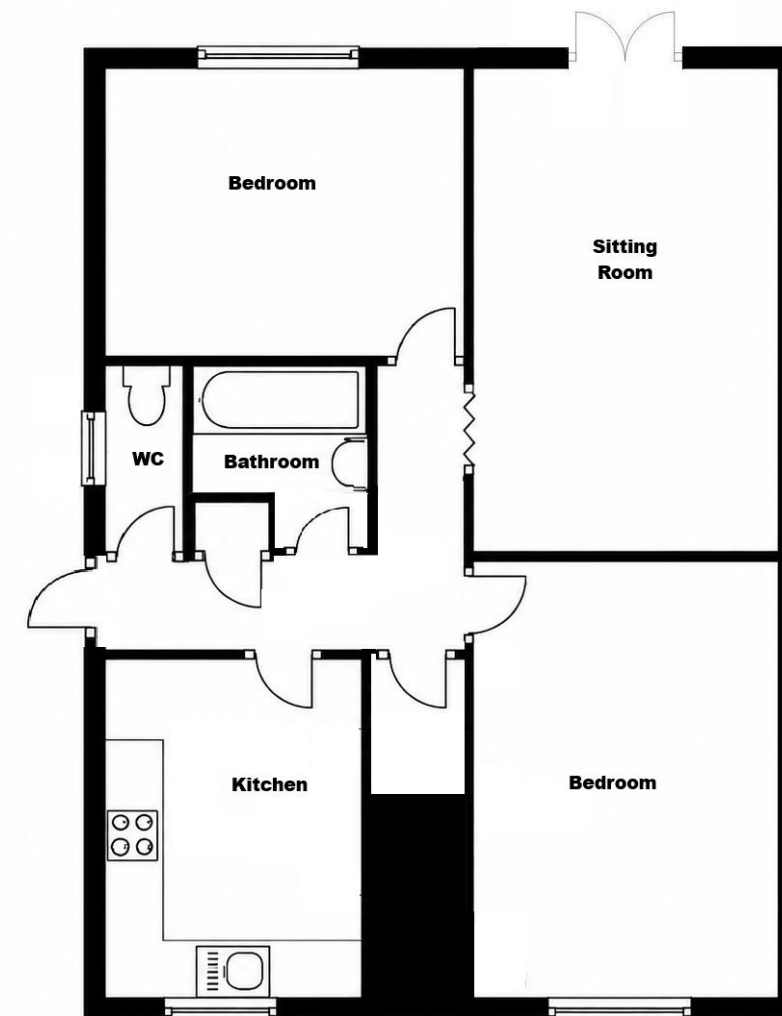
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POSTCODE: IP6 0AN

ENERGY RATING: C - 69

### VIEWING:

By arrangement with the agents, Hamilton Smith, 01473 833307, or email us at [claydon@hamilton-smith.com](mailto:claydon@hamilton-smith.com) You can also visit our web site [www.hamilton-smith.com](http://www.hamilton-smith.com)



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