

Freehold £210,000

Lizards Way, Beck Row, Suffolk IP28 8UP



- Two Storey, Semi Detached House
- High Performance Glazing
- Rear Garden
- Approx. 802 Sqft Gross Internal Area
- Bathroom plus Downstairs Cloakroom
- Driveway Parking

## GENERAL DESCRIPTION

A beautifully-presented, semi-detached house which forms part of a recently-built development. The property has a good-sized kitchen at the front, a central cloakroom and a spacious rear reception room. Double doors open onto a garden with patio and neatly-kept lawn. Upstairs, on the first floor of the house, the bedrooms are generously proportioned and there is an attractive, naturally-lit bathroom with travertine-style tiles. Well insulated walls, roof and floor and high performance glazing help with energy efficiency and heating is from an LPG boiler. Nearby Aspal Close Nature Reserve offers green, open space to enjoy and the local primary school has been Ofsted-reviewed this year and rated 'Good'. A driveway at the side of the house provides parking space for 2-3 cars.

**Tenure:** Freehold.

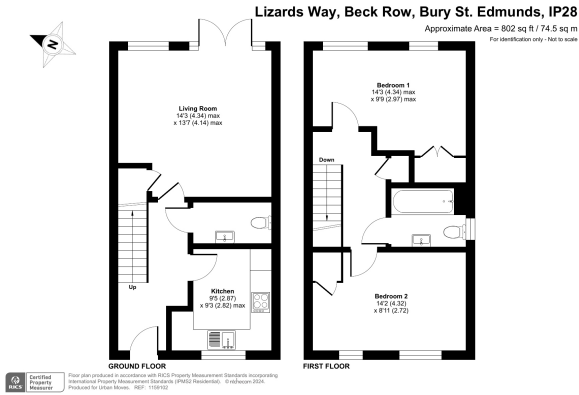
**Estate Charge:** £5.42 per month (subject to annual review).

**Council Tax:** Band C, West Suffolk Council.

**Please Note:** This property is currently part-owned by Clarion Housing Association but is offered as a 100% open-market sale. Upon completion, the freehold title would transfer to the buyer.

This property is offered for sale in the condition seen. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone.

## DIMENSIONS



### GROUND FLOOR

#### Entrance Hallway

#### Kitchen

9' 5" x 9' 3" max. (2.87m x 2.82m)

#### Cloakroom

#### Living Room

14' 3" max. x 13' 7" max. (4.34m x 4.14m)

### FIRST FLOOR

#### Landing

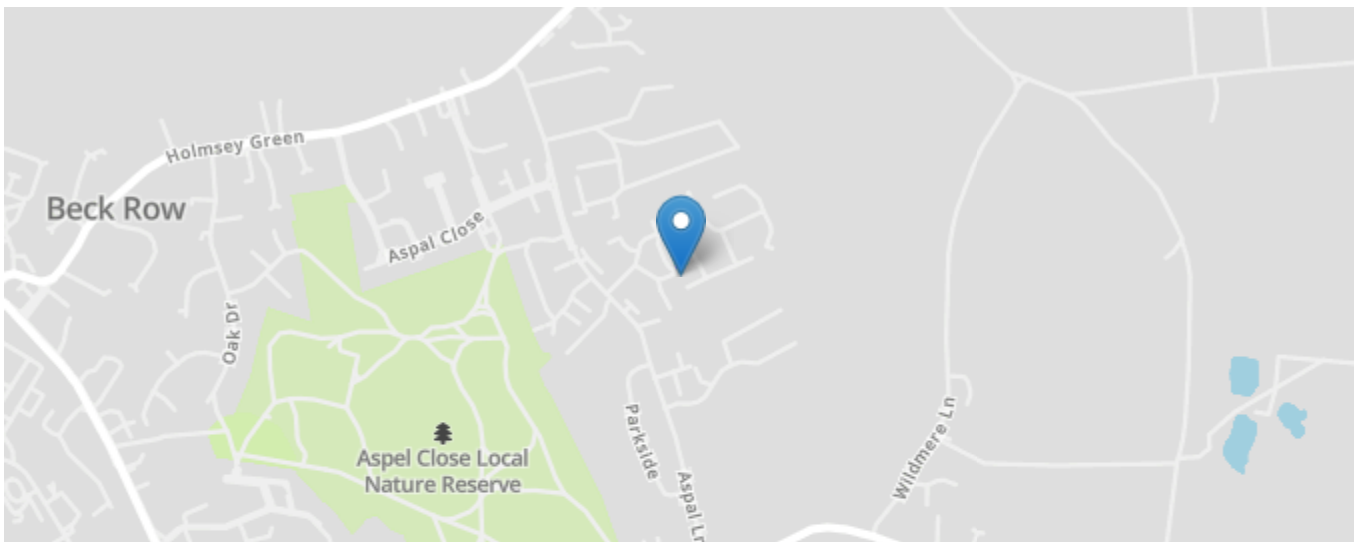
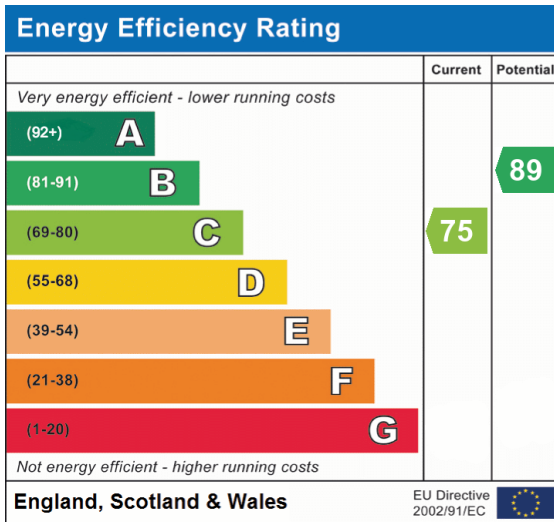
#### Bedroom 1

14' 3" max. x 9' 9" max. (4.34m x 2.97m)

#### Bathroom

#### Bedroom 2

14' 2" x 8' 11" (4.32m x 2.72m)



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.