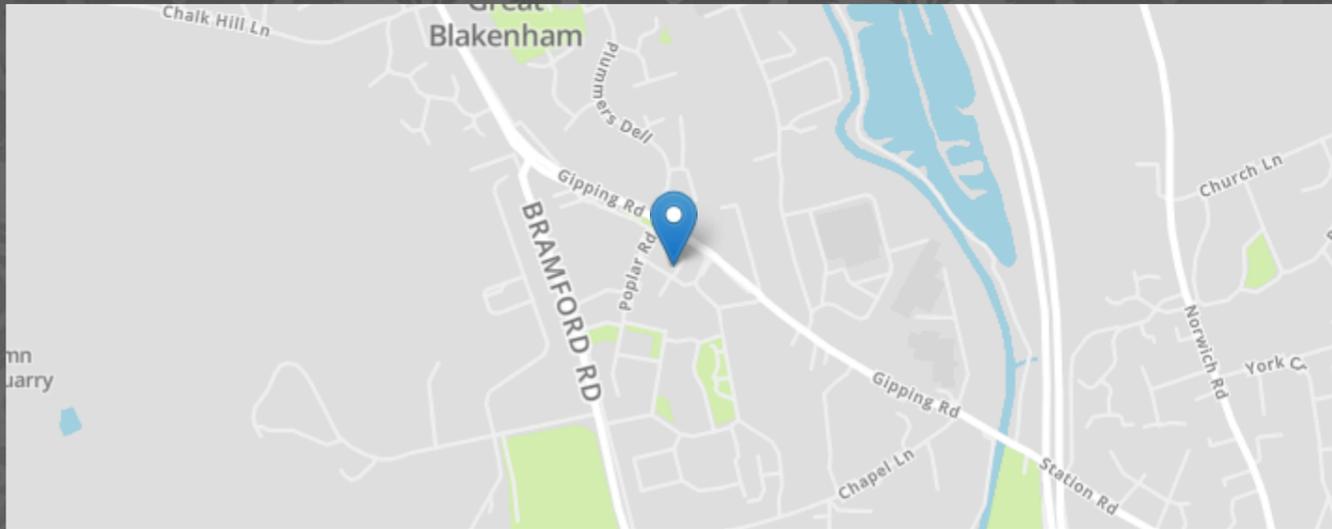


Brick Drive, Great Blakenham, Ipswich



- TWO DOUBLE BEDROOMS
- POPULAR GREAT BLAKENHAM LOCATION
- GARAGE & OFF ROAD PARKING
- MASTER BEDROOM WITH EN SUITE
- SEMI DETACHED HOUSE
- SOUTH WEST FACING REAR GARDEN
- KITCHEN/DINER
- PERFECT FIRST TIME BUY / INVESTMENT PURCHASE

MARKS & MANN

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Website www.marksandmann.co.uk

MARKS & MANN



Brick Drive, Great Blakenham, Ipswich

Marks and Mann are delighted to present this extremely modern TWO BEDROOM SEMI DETACHED HOUSE located in the popular village of Great Blakenham. Perfect for FIRST TIME BUYERS/INVESTORS this property boasts entrance hallway, cloakroom, modern fitted kitchen/diner, lounge, family bathroom, two double bedrooms, one en-suite, double glazing, gas heating via radiators, enclosed South/West facing rear garden and allocated car parking with a detached garage.

The village of great Blakenham and Claydon offer all the local amenities that you require from a doctors surgery, convenience store, pharmacy, bakers, public house and primary and secondary schooling. The A14 junction is within a short drive and is ideal for commuters.

This property is highly sought after and early viewing is highly advised.

£250,000 Guide Price

Brick Drive, Great Blakenham, Ipswich

Front

Path leading to front door. Slate to front of the property.

Ground Floor

Entrance Hallway

Double glazed front entrance door. Tiled flooring. Security system. Door to;

Cloakroom

Low level w/c. Hand wash basin. Extractor fan. Radiator. Tiled splash backs.

Lounge

2.92m x 5.28m into bay window (9' 7" x 17' 4")
Double glazed bay window to front. Radiator. Door to;

Inner Hallway

Tiled flooring. Stairs leading to first floor. Opening to;

Kitchen/Diner

4.32m x 4.01m (14' 2" x 13' 2")
Porcelain tiled flooring. Range of wall mounted units. Range of floor mounted units and drawers. Integrated fridge freezer. Integrated oven. Integrated gas hob with extractor hood over. Space for dish washer. Space for washing machine. Stainless steel sink unit with mixer tap over. Double glazed window to rear with perfect fit blinds. Double glazed French doors to rear with perfect fit blinds. Radiator.

First Floor

Landing

Loft access. Airing cupboard with combi boiler. Doors to;

Master Bedroom

3.38m x 2.74m (11' 1" x 9' 0")
Double glazed window to front. Victorian style panelling. Two built in wardrobes. Radiator. Door to;

En-Suite

Shower cubicle. Low level w/c. Hand wash basin. Tiled splash backs. Radiator. Extractor fan.

Bedroom Two

4.04m x 3.38m (13' 3" x 11' 1")
Double glazed window to rear. Radiator.

Family Bathroom

Panelled bath with shower point. Low level w/c. Hand wash basin. Partly tiled walls. Extractor fan. Radiator.

Rear Garden

Grey Indian sandstone patio area. Mostly laid to lawn. Raised decking area. Steps to wooden gate and rear access. Brick wall to side and rear. Wooden fence to side. Outside light (not tested). Outside tap.

Garage

Power and light. Up and over door to front. Loft access for storage.

Off Road Parking

Block paved off road parking for one allocated car. Hardcore area to side.

Agents Note

There is a service charge with the property at approximately £312 per year.

Brick Drive, Great Blakenham, Ipswich

Section 21

In accordance with Section 21 of the Estate Agency Act (1979) we must, by law, declare that the vendor of this property is an employee of Marks & Mann Estate Agents Ltd.

Disclaimer

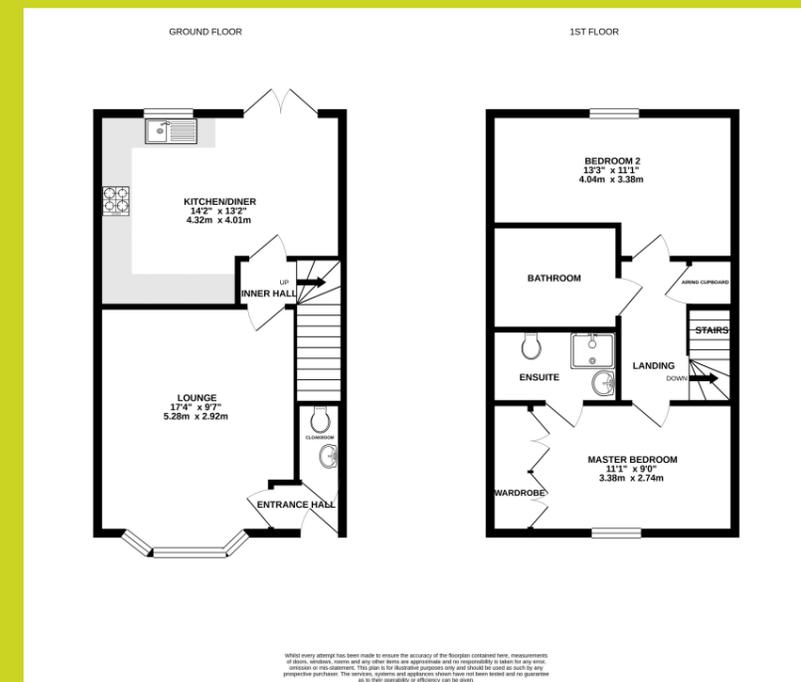
In accordance with Consumer Protection from Unfair Trading Regulations, Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. No statement in these particulars is to be relied upon as a statement or representation of fact. Any areas, measurements or distances are only approximate.

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 will be no delay in agreeing the sale.

Council Tax Band

At the time of instruction the council tax band for this property is Band B.



The above floor plans are not to scale and are shown for indication purposes only.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) A		
(81 to 91) B	82	82
(69 to 80) C		
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
<i>Not energy efficient - higher running costs</i>		
England, Wales & N.Ireland	EU Directive 2002/91/EC	