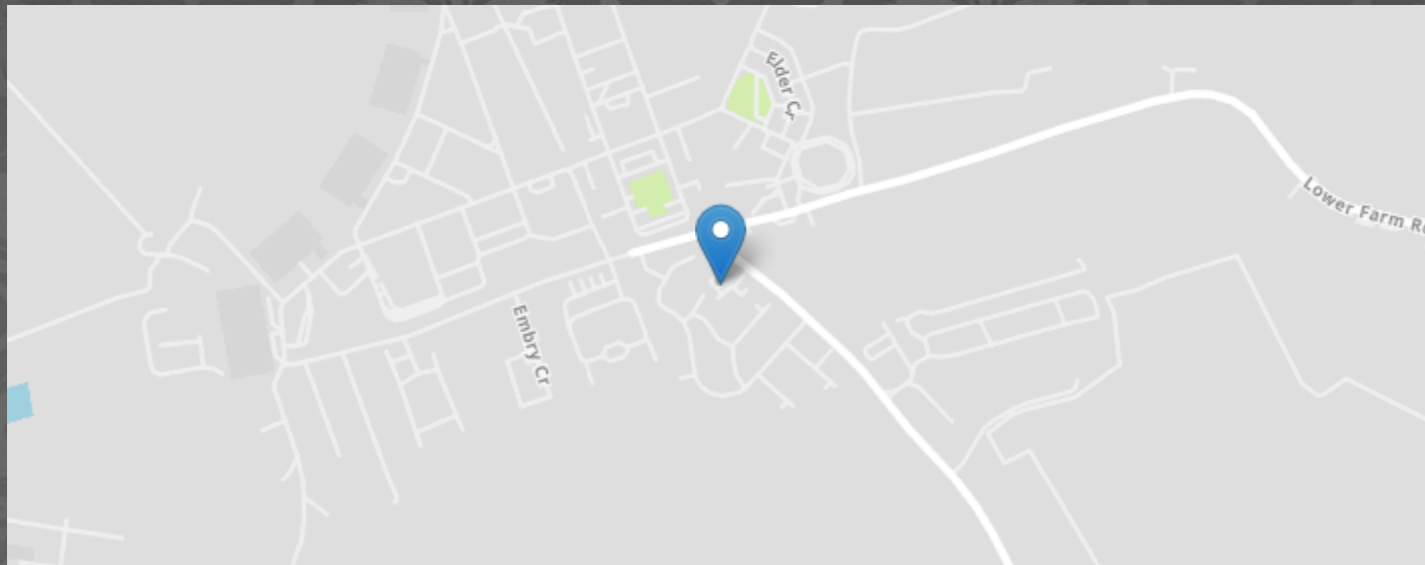


Releet Close, Great Bricett, Ipswich



- END TERRACE HOUSE
- THREE BEDROOMS
- ALLOCATED CAR PARKING SPACE
- MODERN KITCHEN
- GAS CENTRAL HEATING
- SOUGHT AFTER VILLAGE LOCATION
- OPEN-PLAN LOUNGE/DINER

MARKS & MANN



Releet Close, Great Bricett, Ipswich

Very well presented THREE BEDROOM end of terrace property situated in the sought after village of Great Bricett, south of Needham Market. The property benefits from downstairs cloakroom, kitchen, lounge, three first floor bedrooms along with a family bathroom. There is an enclosed rear garden along with one allocated off road parking space.

MARKS & MANN

8 Needham Rd, Stowmarket, Suffolk, IP14 2AW.

01449 867 590

contactstowmarket@marksandmann.co.uk

Website [www.marksandmann.co.uk](http://www.marksandmann.co.uk)

£250,000 Offers in Excess of

## Releet Close, Great Bricett, Ipswich

### GROUND FLOOR

#### Hallway

Skimmed ceiling, overhead lighting, radiator, carpeted stairs leading to first floor, under-stair storage cupboard and wood effect flooring.

#### Ground Floor W/C

Skimmed ceiling, overhead lighting, side aspect UPVC double glazed obscured window, radiator and tiled flooring.

#### Kitchen

3.35m x 2.35m (11' 0" x 7' 9")  
Skimmed ceiling, overhead lighting, front aspect UPVC double glazed window, radiator and tiled flooring. Kitchen consists of a range of base and eye level units with integrated sink-drainer, electric oven, gas hob and extraction unit, space for a fridge-freezer and washing machine.

#### Lounge/Diner

4.20m x 3.97m (13' 9" x 13' 0")  
Skimmed ceiling, overhead lighting, rear aspect UPVC double glazed window and obscured back door, radiator and carpeted flooring.

### FIRST FLOOR

#### Landing

Skimmed ceiling, overhead lighting, loft access hatch, radiator and carpeted flooring.

#### Bedroom One

3.70m x 3.36m (12' 2" x 11' 0")  
Skimmed ceiling, overhead lighting, two front aspect UPVC double glazed windows, radiator, fitted wardrobe, airing cupboard and carpeted flooring.

#### Bedroom Two

3.46m x 2.14m (11' 4" x 7' 0")  
Skimmed ceiling, overhead lighting, rear aspect UPVC double glazed window, radiator and carpeted flooring.

#### Bedroom Three

2.50m x 1.99m (8' 2" x 6' 6")  
Skimmed ceiling, overhead lighting, rear aspect UPVC double glazed window, built in wardrobe, radiator and carpeted flooring.

#### Bathroom

2.14m x 1.75m (7' 0" x 5' 9")  
Three piece family bathroom with a skimmed ceiling, spotlighting, side aspect UPVC double glazed obscured window, heated towel rack, vanity mirror and tiled flooring.

### OUTSIDE

#### Rear Garden

Patioed rear garden with raised flowerbeds, external tap, garden gate providing access to the back and side of the property, garden backs only a pond.

#### Parking

One allocated parking space, parking also available on the road, no permit needed.

### ADDITIONAL INFORMATION

#### Important Information

Tenure - Freehold  
Services - We understand that mains gas, electricity, water and drainage are connected to the property.  
Council Tax Band - B  
EPC Rating - C  
Our Ref: SM

## Releet Close, Great Bricett, Ipswich

### Location

Located in the rural Village of Great Bricett, there are local amenities including a convenience store and a garage as well as local bus routes and access to the B1078 leading to Needham Market, Bildeston and other local towns/villages as well as to the A14 and A12.

### Directions

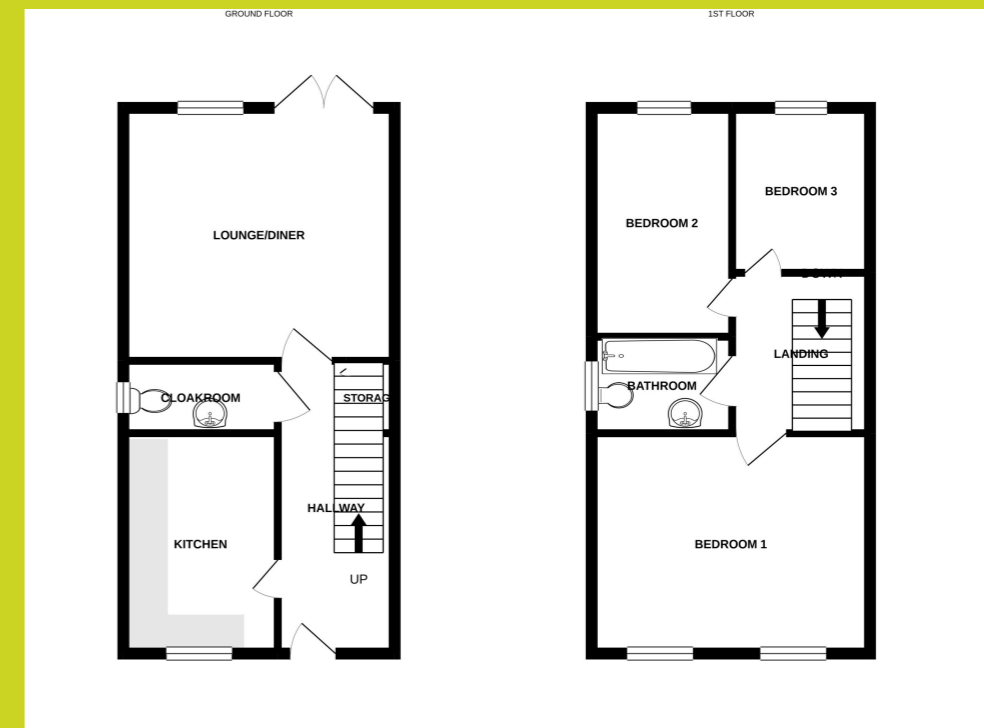
Using a Satnav, please use IP7 7FA as the point of destination.

### 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.

### Anti 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.



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

