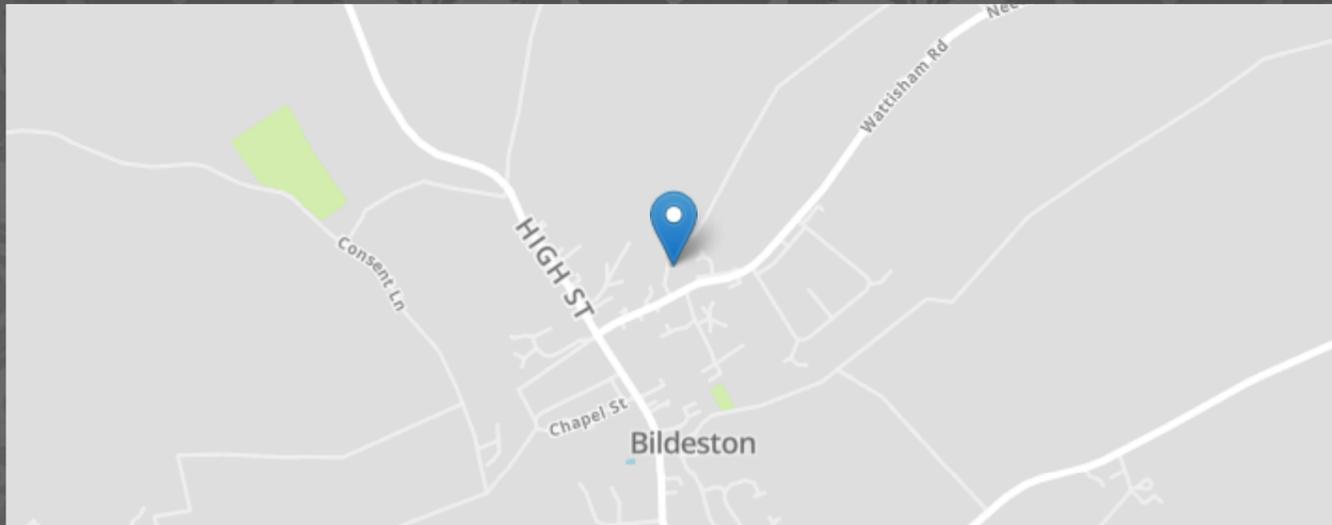


Tankard Farm Close, Bildeston, Ipswich



MARKS & MANN



- PRIVATE ROAD ACCESS
- WET ROOM
- SEMI-DETACHED BUNGALOW
- NO ONWARD CHAIN
- OFF-ROAD PARKING
- DESIRABLE LOCATION - BILDESTON
- MODERN FINISH



Tankard Farm Close, Bildeston, Ipswich

\*\*\*NO ONWARD CHAIN\*\*\*

Welcoming to the market this TWO BEDROOM SEMI-DETACHED BUNGALOW in the desirable area of Bildeston. Nestled down a PRIVATE ROAD this bungalow offers a sense of security and a close-knit community. The bungalow benefits from TWO GOOD-SIZED BEDROOMS, a MODERN KITCHEN, WET ROOM and OFF-ROAD PARKING for two cars. There is a generous, sun-trap REAR GARDEN with a mix of patio and grass areas offering a blank canvas for any keen gardener.

MARKS & MANN

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£250,000 Offers in Excess of

# Tankard Farm Close, Bildeston, Ipswich

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## Kitchen

3.76m x 3.05m (12' 4" x 10' 0")  
 A generous space for the modern suite with a range of overhead and under-counter cupboards. There is a mid-level oven, electric hob and extractor overhead. Stainless steel sink with drainer and chrome tap. Space for a tall fridge/freezer. Inset spotlights. Ample space for a dining table. A UPVC double glazed window to the front aspect of the property. A UPVC door leading to the driveway at the side aspect of the property.

## Lounge

4.27m x 3.05m (14' 0" x 10' 0")  
 Beautifully bright throughout with dual aspect views, double glazed window to the side aspect and double French doors leading to the rear garden. Neutral décor throughout with fitted carpet. Modern light fitting. Radiator.

## Wet Room

2.05m x 1.67m (6' 9" x 5' 6")  
 Modern and spacious wet room with neutral tones. Floor to ceiling tiles. Chrome towel radiator. WC and wash basin. The electric shower includes a glass screen separator. Extractor fan. Mounted light and shaving port.

## Primary Bedroom

3.32m x 3.15m (10' 11" x 10' 4")  
 Good size double bedroom with fitted carpet and neutral décor. The bedroom benefits having a double built-in wardrobe. Radiator. Double glazed window to the rear aspect and made to measure blinds.

## Bedroom Two

3.01m x 2.20m (9' 11" x 7' 3")  
 This room currently has two single beds, but would allow for a small double bed and storage or an at home office. This bedroom also offers plenty of natural light with a double glazed window to the front aspect. Neutral décor and fitted carpet. Radiator.

## Outside

Front;  
 Sat on a private lane the property offers an exclusive feel. Sheltered front entrance with outside light. Driveway to the side allowing for up to two cars. Small rock garden to the front which could be further landscaped. Pathway leading to the front entrance.

Rear;  
 The rear garden offers an exciting blank canvas, with a good size patio area for seating and established trees and shrubbery. Two garden sheds will be left behind. Fully enclosed with gate to the side of the property.

## Important Information

Tenure – Freehold.  
 Services – We understand that there is mains gas, electric, drainage and sewerage connected to the property.  
 Council tax band B.  
 EPC rating C.

## Directions

Using a SatNav, please use IP7 7FG as the point of destination.

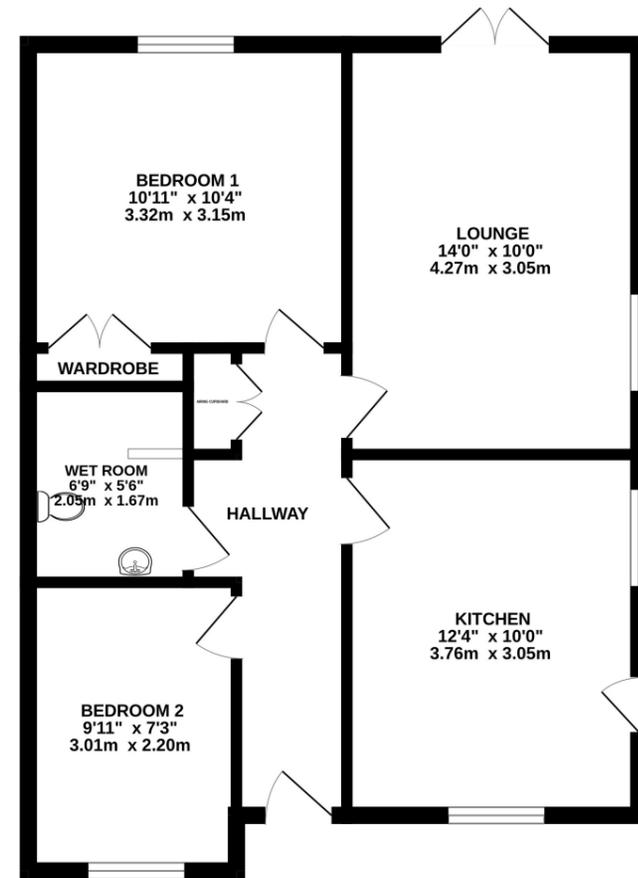
## Disclaimer

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.

GROUND FLOOR  
 564 sq.ft. (52.4 sq.m.) approx.



TOTAL FLOOR AREA : 564 sq.ft. (52.4 sq.m.) approx.

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

