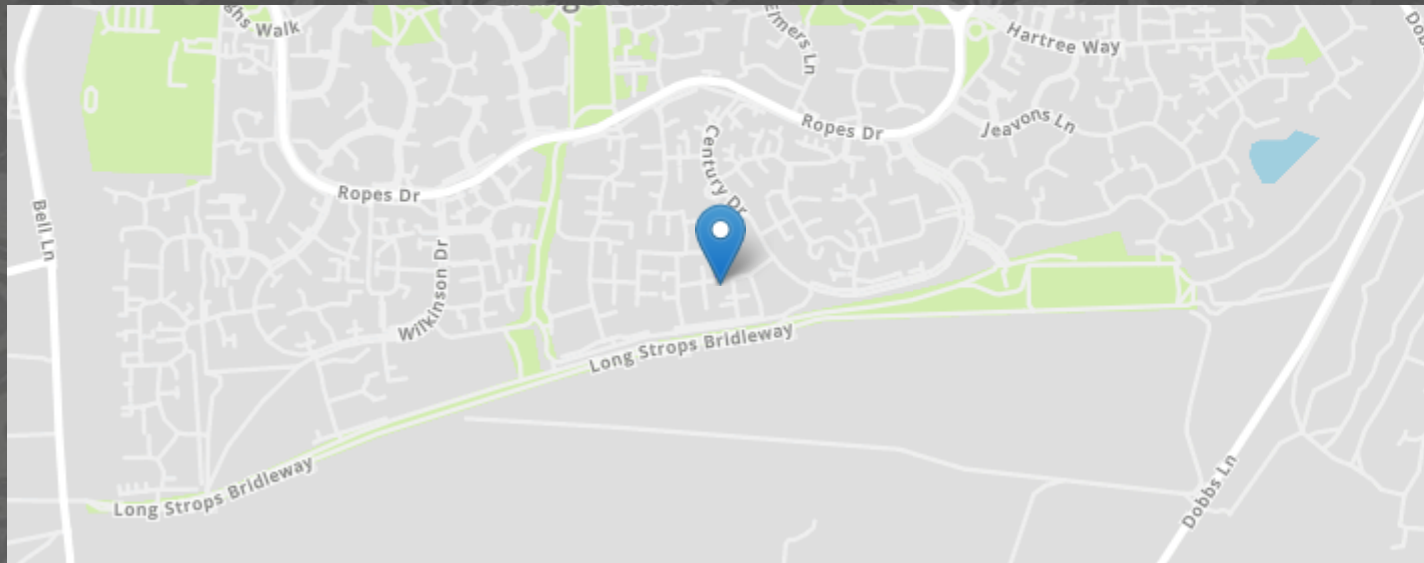


Offord Close, Kesgrave, Ipswich



- TWO BEDROOM GROUND FLOOR APARTMENT
- SITTING/DINING ROOM
- FITTED WARDROBES TO BOTH BEDROOMS
- POPULAR GRANGE FARM
- EASY ACCESS TO A12/A14
- PRIVATE FRONT ENTRANCE DOOR
- KITCHEN
- GARAGE
- CLOSE TO LOCAL SCHOOLS, SHOPS, AMENITIES AND BUS ROUTE

MARKS & MANN

7 The Square, Martlesham Heath, Ipswich, Suffolk, IP5 3SL.

01473 396 007

contactipswich@marksandmann.co.uk

Website www.marksandmann.co.uk

MARKS & MANN



Offord Close, Kesgrave, Ipswich

Located on popular GRANGE FARM is this TWO BEDROOM GROUND FLOOR APARTMENT with PRIVATE FRONT ENTRANCE DOOR and GARAGE. Accommodation comprises sitting/dining room, kitchen, two bedrooms and a bathroom. Close to local schools, shops, amenities and bus routes, as well as easy access to the A12/A14, an early viewing is highly advised to avoid disappointment.

£180,000

Offord Close, Kesgrave, Ipswich

Private front door

Through to:

Entrance hall

Access to two storage cupboards, doors to the sitting room, both bedrooms and the bathroom.

Sitting/dining room

4.18m x 3.58m (13' 9" x 11' 9") Window to front, space for a comfy sofa/seating area, as well as a dining table, door to:

Kitchen

2.98m x 2.20m (9' 9" x 7' 3") Window to rear, range of matching base and eye level units with worktops over, sink, built-under oven, hob with extractor over, integrated fridge/freezer and space and plumbing for a washing machine.

Bedroom one

3.17m x 2.90m (10' 5" x 9' 6") Window to front, fitted wardrobe.

Bedroom two

3.20m x 2.87m (10' 6" x 9' 5") Window to rear, fitted wardrobe and triple fitted sliding door wardrobes.

Bathroom

2.23m x 2.18m (7' 4" x 7' 2") Window to rear, panel enclosed bath with shower over, hand wash basin and WC.

Outside

The front of the property has plants and shrubs, with a path leading to the private front door, enclosed by decorative railings. The property benefits from it's own garage.

Important information

Tenure - Leasehold.
Leasehold details to be confirmed.
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/elr.

Location

Grange Farm is located in the popular town of Kesgrave, to the east of Ipswich. Grange Farm has a range of local schools, shops and amenities as well as a doctors surgery, two local public houses and Milsoms at Kesgrave Hall.

Just a short distance away is Martlesham Retail Park which includes a Tesco Superstore, Next at Home and Marks & Spencer Food Hall. Both the market town of Woodbridge, located along the River Deben, and Suffolk's county town of Ipswich, with the Marina on the River Orwell, are within easy reach and offer a range of national and independent shops, bars and restaurants.

For the commuter, there is easy access to the A12 and A14 and a mainline train station can be found at Ipswich, with a direct link to London Liverpool Street.

Directions

Using a SatNav, pleas use IP5 2DD as the point of destination.

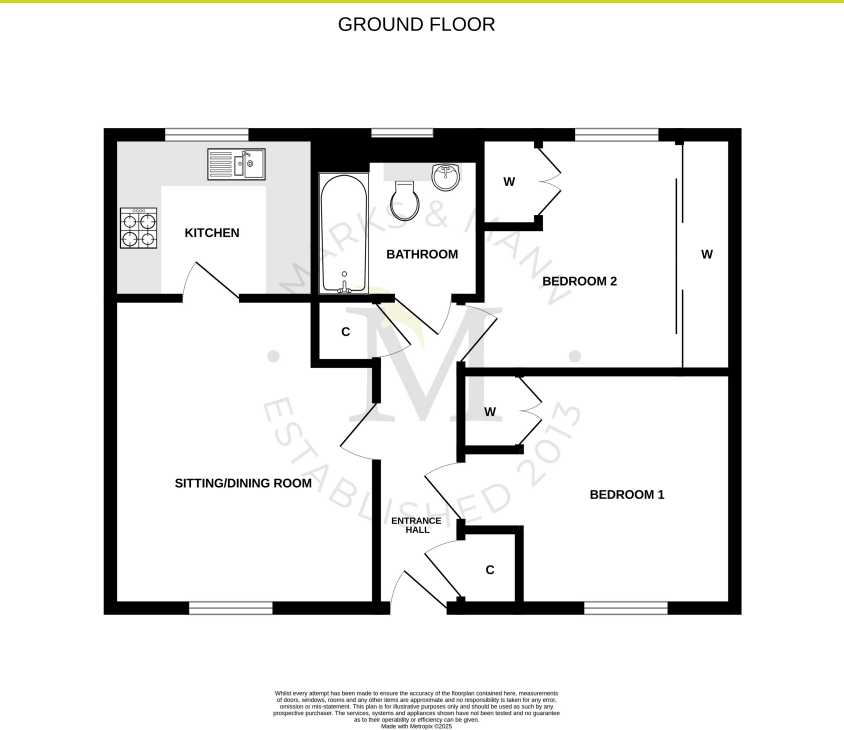
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Disclaimer

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. New build properties - the developer may reserve the right to make any alterations up until exchange of contracts.

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.

