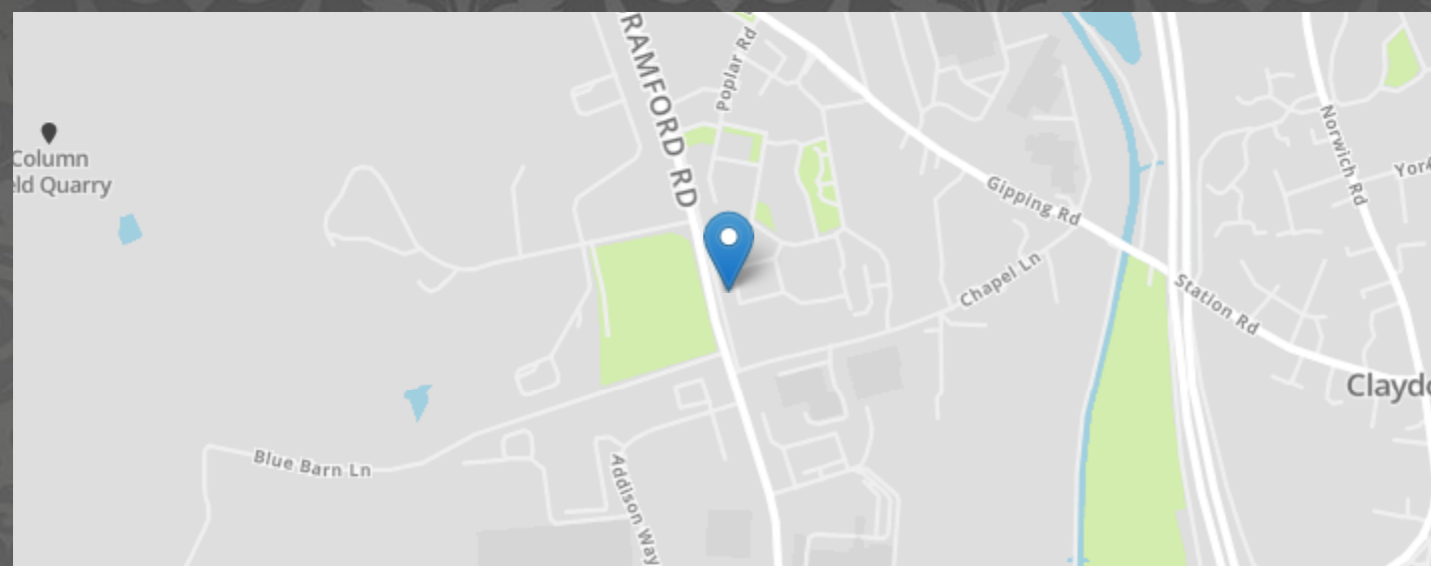


The Circle, Great Blakenham, Ipswich



- STILL WITHIN THE 10 YEAR NEW BUILD GUARENTEE
- TWO BEDROOMS
- MODERN FITTED KITCHEN
- OFF ROAD PARKING FOR TWO CARS
- VIEWING ADVISED!!!
- MID TERRACE HOUSE
- FIRST FLOOR BATHROOM
- CLOAKROOM W.C
- POPULAR VILLAGE LOCATION

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



The Circle, Great Blakenham, Ipswich

Marks and Mann are delighted to offer for sale this TWO BEDROOM MID TERRACED HOUSE situated on the popular Great Blakenham estate. The property benefits from a cloakroom W.C., lounge, kitchen, two bedrooms, first floor bathroom. fully enclosed rear garden and two off road parking spaces via a block paved drive way.

The popular fairly new development in the heart of IP6 offers plenty of local amenities including local shops , easy access to ASDA supermarket, public houses, good school catchments (subject to availability) local bus routes and easy access to the A14.

In the Agents opinion an early internal viewing is highly advised.

£220,000

The Circle, Great Blakenham, Ipswich

The Circle, Great Blakenham, Ipswich

Front

Path leading to entrance door. Shingle area. Parking spaces available for two cars. .

Entrance Hallway

Double glazed entrance door to front. Stairs leading to first floor. Radiator. Doors to:

Cloakroom

Double glazed window to front. Low level WC. Hand wash basin. Tiled splashback. Radiator. Extractor fan.

Lounge

4.29m x 3.82m (14' 1" x 12' 6")
Double glazed french doors to rear. Double glazed window to rear. Storage cupboard. Radiator.

Kitchen

3.42m x 1.66m (11' 3" x 5' 5")
Double glazed window to front. Range of eye level units. Range of base level units with cupboards and drawers. Roll top work surfaces. Sink and drainer unit with mixer tap. Integrated oven and hobs with extractor hood. Integrated fridge freezer. Space for washing machine. Spot lighting.

Landing

Loft access. Doors to:

Bedroom One

3.83m x 2.85m (12' 7" x 9' 4")
Double glazed window to rear. Radiator.

Bedroom Two

3.82m x 2.78m (12' 6" x 9' 1")
Double glazed window to front. Built in storage cupboard. Radiator.

Bathroom

Panel bath with shower over. Low level WC. Hand wash basin. Tiled splashback. Spot lighting. Radiator. Extractor fan.

Rear Garden

Panel fencing to sides and rear. Laid to lawn. Patio area. Shed. Gate providing rear access.

Disclaimer

In accordance with the Property Misdescriptions Act (1991) 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.

School Admissions

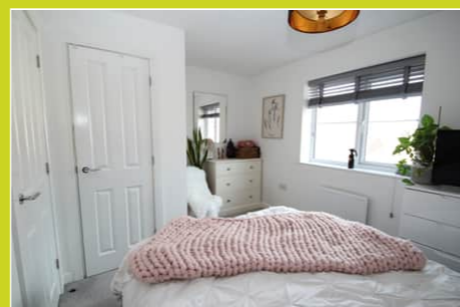
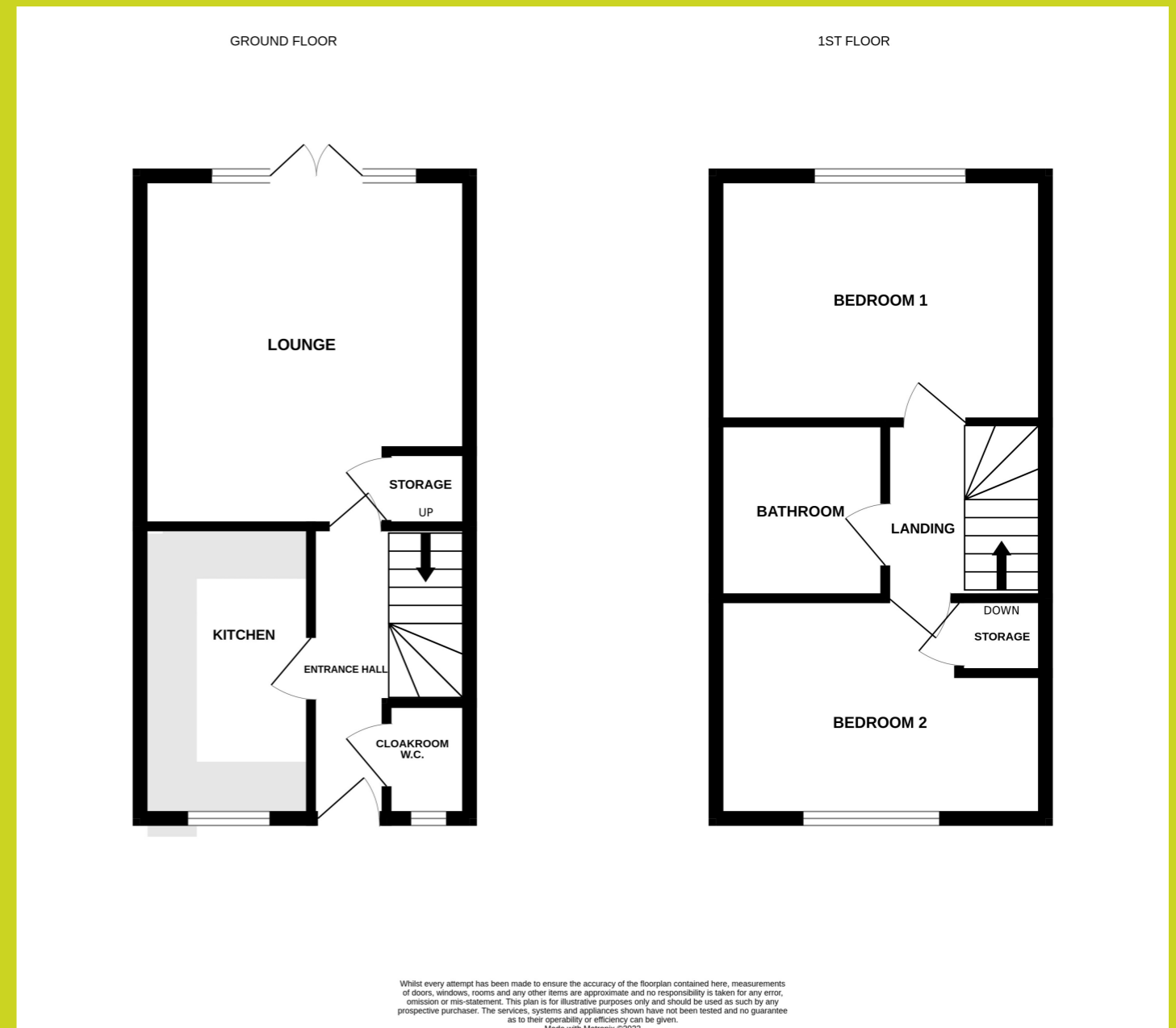
To verify the school catchment area contact Suffolk County Council on 0845 600 0981. Purchasing a house in a certain area doesn't automatically guarantee a place at a school within the catchment area.

Useful Information

Please contact us if you require the postcode for this property to check the broadband speed in the area. You can visit: www.rightmove.co.uk/broadband-speed-in-my-area for this information.

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.

