



The Circle

£225,000

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.

- Still Within The 10 Year New Build Guarentee
- Mid Terrace House
- Two Bedrooms
- First Floor Bathroom
- Modern Fitted Kitchen
- Cloakroom W.C
- Off Road Parking For Two Cars
- Popular Village Location



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

