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Ballater Close

North West Ipswich, IP1 6LL

Asking price £240,000

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Front Garden

Partly enclosed via a high brick wall with a shared access with the neighbouring semi, with access to off-road parking for four cars comfortably via a tarmac driveway, there is a gate down the left hand side of the property which leads into the rear garden, shingle borders and a small pathway to the entrance.

Entrance Hallway

Entry via a double glazed obscure door facing the front, access to the loft, solid oak doors to a cupboard housing the Ideal Combi boiler, bathroom, bedrooms one and two and the open plan living space with underfloor heating.

Open Plan Kitchen and Living Space

25'3" x 12'3" (7.70m x 3.73m)

Kitchen Space - Double glazed window facing the rear, spotlights, wall and base fitted units with cupboards and drawers, space for a fridge freezer, built-in oven and electrc hob with a cooker hood above and a stainless steel splash-back, space and plumbing for a washing machine, plumbing for a dishwasher (white goods to stay), laminate tiled flooring with underfloor heating and the opening to the living space.

Living Space - Underfloor heating and double glazed bi-folding doors to the rear going out into the garden.

Bedroom One

11'0" x 10'3" (3.35m x 3.12m)

Double glazed window facing the front, underfloor heating and access to the consumer unit.

Bedroom Two

9'7" x 9'3" (2.92m x 2.82m)

Double glazed window facing the front and underfloor heating.

Bathroom

6'11" x 6'0" (2.11m x 1.83m)

Double glazed obscure window to the side, extractor fan, spotlights, stainless steel heated towel rail, shaver point with a light fitting, panel bath with a mixer tap and a shower attachment with a seperate shower over and a glass swing screen, pedestal hand wash basin with a mixer tap, low-flush W.C.,fully tiled walls and lino flooring.

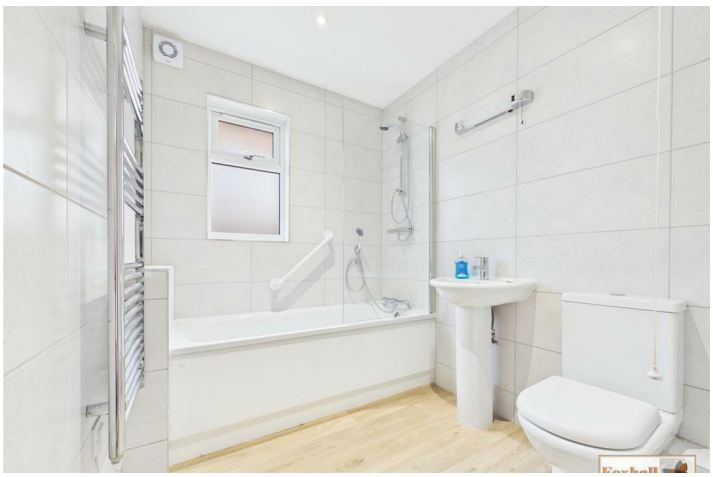
Rear Garden

Fully enclosed low maintenance south westerly facing rear garden with a patio area and outside tap, mostly laid to artificial grass with a flower bed border and a mixture of mature plants and shrubs with a pathway leading round to the side of the property which gives you access to a gate taking you back to the front of the property with a bark border. The garden is fully enclosed by panel fencing and a feature brick wall.

Agents Notes

Tenure - Freehold

Council Tax Band - B

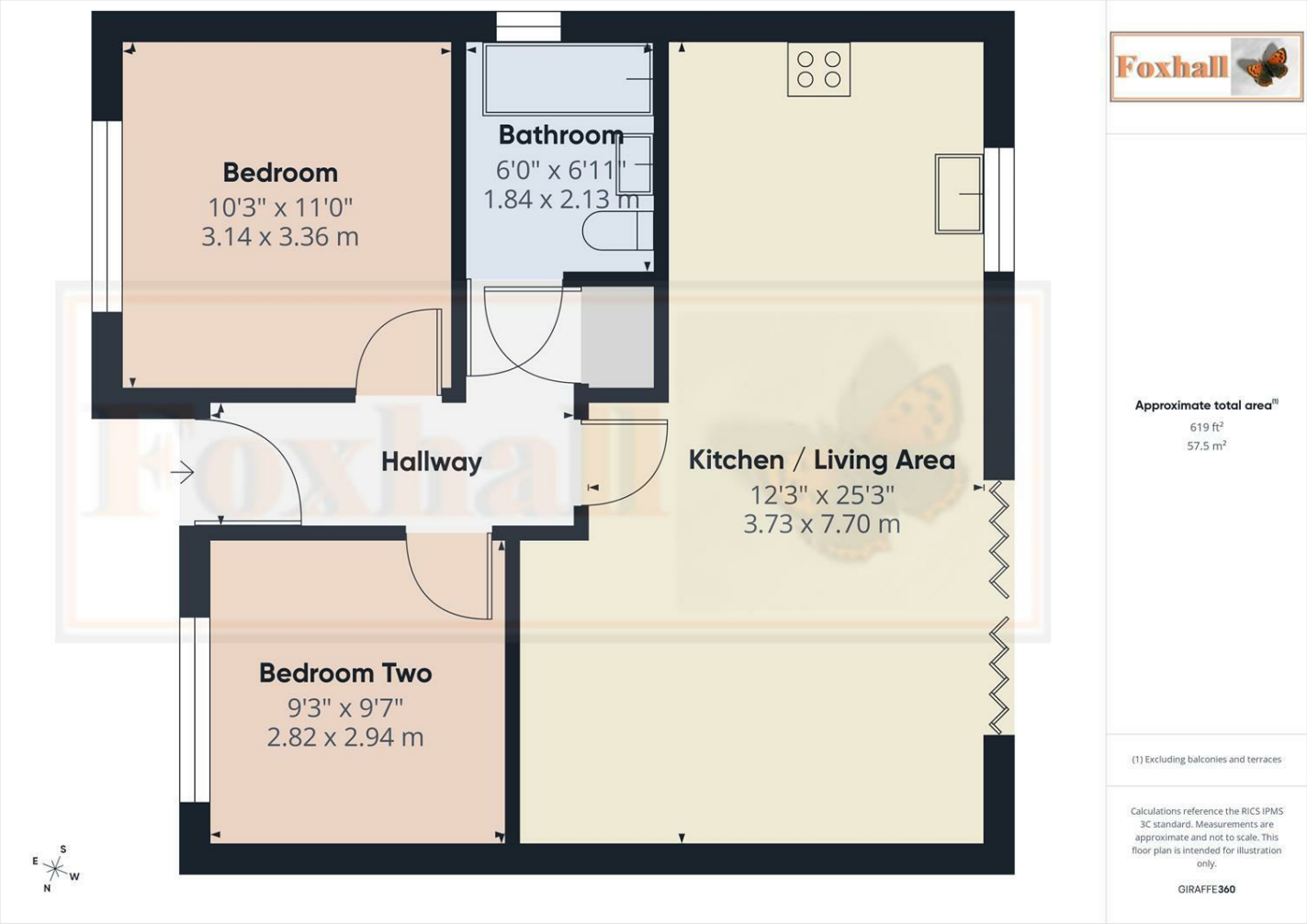


Road Map

Hybrid Map

Terrain Map

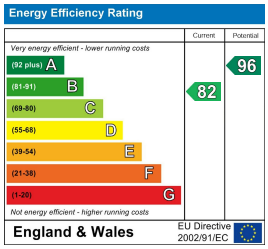
Floor Plan

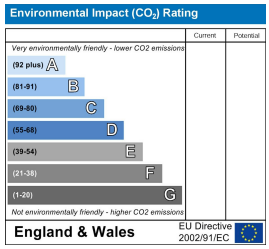


Viewing

Please contact us on 01473 721133 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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