



Ground Floor

First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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24 Bugsby Way, Grange Farm IP5 2WX

£250,000

HAMILTON SMITH IPSWICH are pleased to offer this well presented TWO BEDROOM end of terrace house with EN-SUITE, situated in this favorable location on the highly regarded Grange Farm Development. The property benefits from double glazed windows, gas central heating with combi boiler fitted 2020, OFF ROAD PARKING for 2 cars, front and enclosed rear gardens. The accommodation includes a hallway, lounge, kitchen/breakfast room, two bedrooms with built in wardrobes, 1st floor bathroom fitted 2020 and en-suite shower room.



THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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## 24 Bugsby Way, Grange Farm, Suffolk, IP5 2WX

### Kesgrave/Grange Farm

The small town of Kesgrave that incorporates Grange Farm is situated just to the east of Ipswich, and offers local shopping facilities along with Tesco supermarket, sports ground and library. The property is in catchment for the well regarded Kesgrave High School. There is good access to both the A12 & A14 trunk routes to London, Cambridge & Norwich and mainline railway stations at both Ipswich & Woodbridge offering regular services to London Liverpool St and Norwich. Ipswich which is Suffolk's county town offers further facilities including high street shopping, sports clubs, bars & restaurants, marina & waterfront development and music entertainment venues.

### DOOR TO....

Radiator, door to lounge, stairs off.

### HALLWAY:

Stairs off, radiator and door to....

### LOUNGE: 14'9 x 10'4 (4.50m x 3.15m)

Double glazed window to front, radiator, door to

### KITCHEN/DINER: 13'4 x 8'6 (4.06m x 2.59m)

Double glazed window to rear and double glazed doors to garden. Range of wall and base units, integrated gas hob and electric oven, space for appliances, sink and drainer, drawers, worktops, Baxi combi fitted 2020, large larder cupboard and a radiator.

### 1st FLOOR LANDING:

Doors off, cupboard, loft access.

### BEDROOM ONE: 11'4 x 10'4 (3.45m x 3.15m)

Double glazed window to front, built in wardrobe, radiator and door to...

### EN-SUITE:

Double glazed window to front, shower cubicle, W.C, hand wash basin, spot lights and extractor.

### BEDROOM TWO: 9'9 x 7 (2.97m x 2.13m)

Double glazed window to rear, built in wardrobe and a radiator.

### BATHROOM:

Double glazed window to rear, fitted in 2020 with a double shower cubicle with glass screen, hand wash basin and W.C, tiled walls, radiator and extractor.

### OUTSIDE:

To the front is a large open plan garden being mainly laid to lawn, side access to the rear via a gate. Your own side passage leads to the rear garden.

The rear garden is mainly lawn and has a shed, tap and light. Enclosed by fencing.

### IPSWICH OFFICE:

7 Great Colman Street, Ipswich, IP4 2AA TO VIEW PLEASE CALL 01473 253366 or email [ipswich@hamilton-smith.com](mailto:ipswich@hamilton-smith.com)

