



Palmer & Partners



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**Charlottes, Washbrook, Suffolk, IP8 3HZ**

**Asking Price: £325,000**

# Charlottes, Washbrook, Ipswich, Suffolk, IP8 3HZ

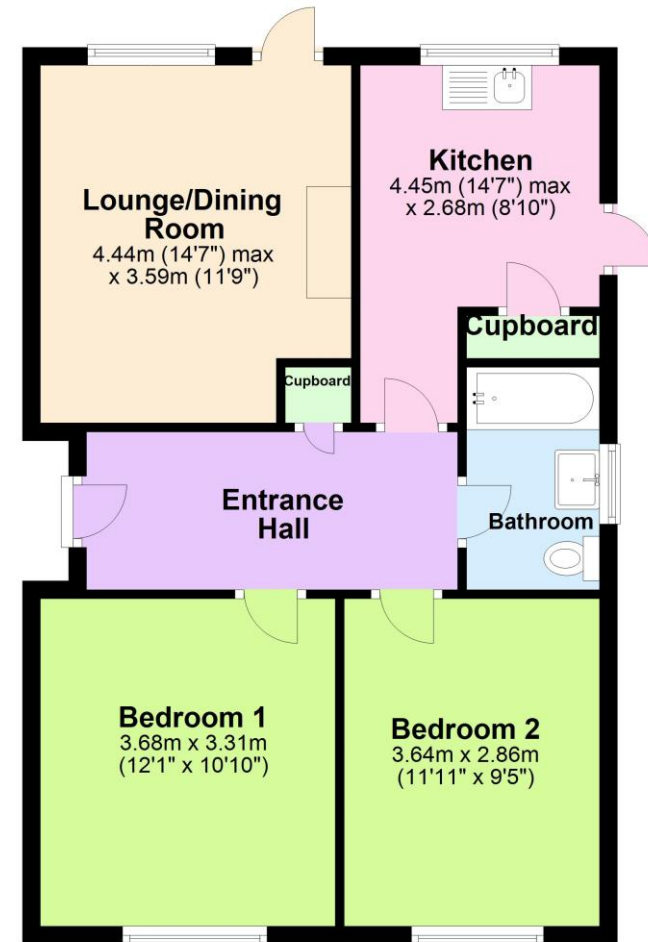
This nicely presented two bedroom detached bungalow, tucked away in a cul-de-sac position in the idyllic village of Washbrook, benefits from double glazing, gas central heating, generous rear garden, garage, ample off-road parking for two / three cars. As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises entrance hall, lounge / dining room, two double bedrooms, bathroom, and kitchen.

Washbrook is a sought after village to the South West of Ipswich which enjoys the best of both worlds, a quiet village location whilst within short driving distance to the county town of Ipswich which is rich with many amenities. The village has a primary school, church, village hall and playing fields and offers easy access to the A12 and A14 commuter trunk roads.

The county town of Ipswich offers a range of local amenities including schools, university, shops, doctors, dental surgeries, hospital, two theatres, parks including the popular Orwell Country Park, recreational facilities, and mainline railway station providing direct links to London Liverpool Street Station. The vibrant waterfront has undergone an extensive rebuilding and gentrification programme and now boasts some fashionable bars and restaurants, together with the University of Suffolk.

Council tax band: C  
EPC Rating: TBC

**Ground Floor**  
Approx. 59.4 sq. metres (639.5 sq. feet)



Total area: approx. 59.4 sq. metres (639.5 sq. feet)

Although every attempt has been made to ensure the accuracy of this floorplan measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only.  
Plan produced using PlanUp.



