

Waltham Close, Ipswich, Suffolk, IP2 9DJ

Offers in excess of: £260,000



This nicely presented two bedroom detached bungalow, situated in a quiet cul-de sac location, is ideally located for shops and amenities and benefits from double glazing throughout, gas central heating, detached garage and driveway providing off road parking for multiple cars. As agents, we recommend the earliest possible internal viewing to fully appreciate the accommodation on offer which comprises entrance hall, kitchen /diner, living room, conservatory, two bedrooms and the main bathroom/ wet room which benefits from an electric voice activated shower.

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 Suffolk.

Dimensions:-

Kitchen / Diner 14'9" x 14'5" (4.5m x 4.4m)

Living Room 24'7" x 14'5" Max (7.5m x 4.4m Max)

Conservatory 13'9" x 10'2" (4.2m x 3.1m)

Master Bedroom 12'6" x 11'6" (3.8m x 3.5m)

Bedroom Two 10'6" x 8'10" (3.2m x 2.7m)

Bathroom / Wet Room 10'10" x 8'2" (3.3m x 2.5m)

Garage 6.2 x 9'10" (6.2 x 3m)



Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC