

## **Farriers Close, Martlesham Heath, Suffolk, IP5 3SN**

Offers in excess of: £270,000



- No Onward Chain
- End of Terrace House
- Three Bedrooms
- First Floor Bathroom
- Front & Rear Gardens
- Garage En Bloc & Parking to Rear

This nicely presented three bedroom end of terrace house, located in the sought after Martlesham Heath area of Ipswich, is being sold with no onward chain and comes with front and rear gardens, and garage en bloc and parking to the rear. As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises entrance hall, ground floor cloakroom, lounge, refitted kitchen / breakfast room, first floor landing, three bedrooms, and refitted family bathroom.

Martlesham Heath is located approximately five miles from the county town of Ipswich and approximately three miles from the quaint town of Woodbridge, offering excellent access to the A14 and A12 major trunk roads. It is also located within close proximity to Beardmore Park which houses an extensive range of home stores and amenities.

Council tax band: C



**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			
(92-100)	A		
(81-91)	B		87
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	