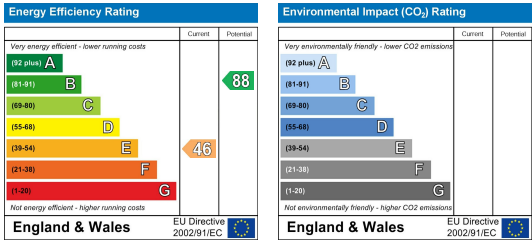




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction 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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THE PROPERTY MISDESCRIPTIONS ACT 1991

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106 Trinity Close, Ipswich IP5 1JD

£240,000

This 2 bedroom link-detached bungalow is situated on Trinity Close in Old Kesgrave and presents an excellent opportunity to make this property your own. The accommodation comprises of two bedrooms, lounge/diner, kitchen, convservatory, double glazed windows, off road parking and garage. Presented in good order throughout and now in need of further updating. Call now to book your viewing. NO CHAIN



106 Trinity Close, Kesgrave, Ipswich, IP5 1JD

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 PORCH

ENTRANCE HALLWAY:

Doors off to all rooms, loft access, night storage heater, airing cupboard housing hot water tank.

KITCHEN: 10'8 x 7'6 (3.25m x 2.29m)

Double glazed window to front. Range of wall and base units, drawers, sink and drainer, tiled splash backs, space for appliances. Door to hall.

BATHROOM:

Double glazed window to side. Bath with an electric shower, W.C, hand wash basin and part tiled.

LOUNGE/DINER: 16'8 x 11 (5.08m x 3.35m)

Double glazed door window to rear and an electric night storage heater.

CONSERVATORY: 10'9 x 7'8 (3.28m x 2.34m)

BEDROOM ONE: 12'9 x 8'9 (3.89m x 2.67m)

Double glazed window to rear and electric wall heater.

BEDROOM TWO: 8'9 x 7'9 (2.67m x 2.36m)

Double glazed window to front and an electric storage heater.

OUTSIDE:

To the front is an open plan garden with a lawn.

The enclosed rear garden has a lawn and all weather decking space. Gate to rear parking area with an allocated parking space and access to the garage with an up and over door that benefits from adjoining the property.

IPSWICH OFFICE:

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

