



82 York Crescent

Claydon, Suffolk

Guide Price £300,000

LACY SCOTT
& KNIGHT

est. 1869

82 York Crescent

Claydon | Ipswich | Suffolk | IP6 0DR

A14 0.3 miles, Ipswich 2 miles, Needham Market 5 miles

A semidetached 3 bedroom chalet bungalow within a short walk of the village amenities, and with excellent access to the A14 and Towns beyond.

Entrance Hall | Cloak Room/ Wet Room | Kitchen | Sitting Room | Ground Floor Bedroom | 2 First Floor Bedrooms | Airing Cupboard | Off Street Parking | Single Bay Garage | Garden

82 York Crescent

82 York Crescent is a semi-detached chalet bungalow under a pitched tiled roof, with brick elevations. On entering, the house comprises an entrance hall, cloakroom/wet room, sitting room, kitchen, and ground floor bedroom.

To the first floor are a further two bedrooms and airing cupboard, along with loft access. Overall, the property benefits from an internal floor area of just over 900sqft.

Outside

Externally, the property features off street parking and lawn to the front, and a spacious rear garden behind, including a potting shed and detached single bay garage with power and lighting, and with up and over doors.

Location

Claydon is a highly regarded Suffolk village offering an excellent range of everyday amenities, well placed for access to Ipswich and the A14. Combining village appeal with superb convenience, it remains a popular choice for commuters and families alike.



Services

Mains electric, gas, and drainage.

Local Authority

Mid Suffolk District Council – Council Tax band C

Broadband Speed Ultrafast broadband available (Source: Ofcom)

Mobile Speed O2, Three, and Vodafone - Good outdoor coverage. EE – Good outdoor, variable in-home coverage (Source: Ofcom)

Tenure

Freehold

Flood Risk

Very low (Source: GOV.UK)

Directions

When travelling along the A14 towards Bury St Edmunds, turn off at Junction 52 and take the 4th exit at the roundabout into Claydon. After approx. 0.4 miles turn right onto Church Lane, before immediately turning left again onto York Crescent, where 82 York Crescent will be found a short way in on your left.

What3Words

edge.owls.wide

Viewings

By appointment with the agents Lacy Scott & Knight.

Anti Money Laundering

We are mandated by HMRC to carry out Anti Money Laundering Checks. We outsource these checks to our compliance partners at Coadjute and they charge a fee for the service. If you have had an offer accepted Coadjute will contact you on our behalf. The cost of these checks is £33 (including VAT) per person and is non-refundable. The fee will need to be paid prior to issuing a memorandum of sale. Lacy Scott & Knight do not receive any commission for this service.



Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by the Agents, and the Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property, and any error or misstatement shall not annul the letting, nor entitle either party to compensation. The plans are for the purpose of identification only. In the event of any discrepancy between the plans and schedule of areas, the schedule of areas shall prevail.

Misrepresentation and Notices

Lacy Scott & Knight for themselves and as Agents for the Seller of the property give notice that:-

- These Particulars are intended to give a fair and substantially correct overall description for the guidance of intending Purchaser(s) and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items.
- All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending Purchaser(s) should not rely on them as statements or representations of facts, but must satisfy himself by inspection or otherwise as to the correctness of each item.
- No person in the employment of Lacy Scott & Knight has any authority to make or give any representation or warranty whatever in relation to this property or these particulars not to enter into any contract relating to the property on behalf of Lacy Scott and Knight nor any contract on behalf of the Sellers.
- No responsibility can be accepted for any expenses incurred by any intending Purchaser(s) in inspecting properties which have been sold or withdrawn.
- Should any dispute arise as to the boundaries or an pre-contract points on the General Remarks and Stipulations, Particulars, Schedule, Plans or the interpretation of any of them, the questions will be referred to the arbitration of the Agents, whose decision shall be final.

82 York Crescent

Approximate Area = 917 sq ft / 85.2 sq m

Garage Area = 175 sq ft / 16.2 sq m

Total Area = 1092 sq ft / 101.4 sq m

For identification only - Not To Scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurements Standards. Produced For Lacy Scott & knight



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Tel: 01284 748600

10 RISBYGATE STREET, BURY ST EDMUNDS, IP33 3AA

Tel: 01449 612384

MARKET PLACE, STOWMARKET, SUFFOLK, IPI4 1DN