



Palmer & Partners



Dukes Drive, Lower Somersham,
Suffolk, IP8 4FH
Asking Price £260,000

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- No Onward Chain
- End Of Terrace House
- Two Bedrooms
- 21ft Living Room/Kitchen
- First Floor Bathroom
- Two Allocated Parking Spaces
- Low-Maintenance Rear Garden
- Double-Glazing & Gas Central Heating



This nicely presented two-bedroom end of terrace house, situated in the popular western village of Lower Somersham, is being sold with no onward chain and comes with two allocated parking spaces to the front, a low-maintenance rear garden, double-glazing, and gas central heating. As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises an entrance hall,

ground floor cloakroom, 21ft open plan living room/kitchen, first floor landing, two bedrooms, and a bathroom.

The attractive village of Lower Somersham lies approximately 5½ miles west of the county town of Ipswich which provides a mainline railway station with direct links to London Liverpool Street Station. Lower Somersham offers a variety of local amenities including village hall, community shop, two churches, public house, and primary school; and has a large playing field with children's play area, car park and pavilion.

Entrance Hall: Radiator, laminate floor, alarm panel, staircase rising to the first floor, and doors to the cloakroom and living room/kitchen.

Cloakroom: A two-piece suite comprising a low-level WC and hand wash basin, along with a radiator and laminate floor.

Living Room/Kitchen: 21'5" x 15'4" (6.53m x 4.67m) The living area has a double-glazed window and double-glazed door opening out to the rear



garden, a radiator, understairs cupboard, laminate floor, and opens through to:

The kitchen area which is fitted with a range of modern eye and base units with drawers, square edge work surfaces, sink and drainer, and metro tile splashbacks. Integrated appliances include an electric oven, gas hob and extractor hood, with space for a fridge freezer and washing machine. There is a wall-mounted boiler,

tilled floor, and a double-glazed window to the front aspect.

First Floor Landing: Doors to the bedrooms and bathroom and a built-in cupboard which has a radiator.

Bedroom One: 12'4" x 10'8" (3.76m x 3.25m) Double-glazed window to the rear aspect, a radiator, and a built-in double wardrobe.

Bedroom Two: 10'8" x 7'9" (3.25m x 2.36m) Double-glazed window to the front aspect, a radiator, and access to the loft.

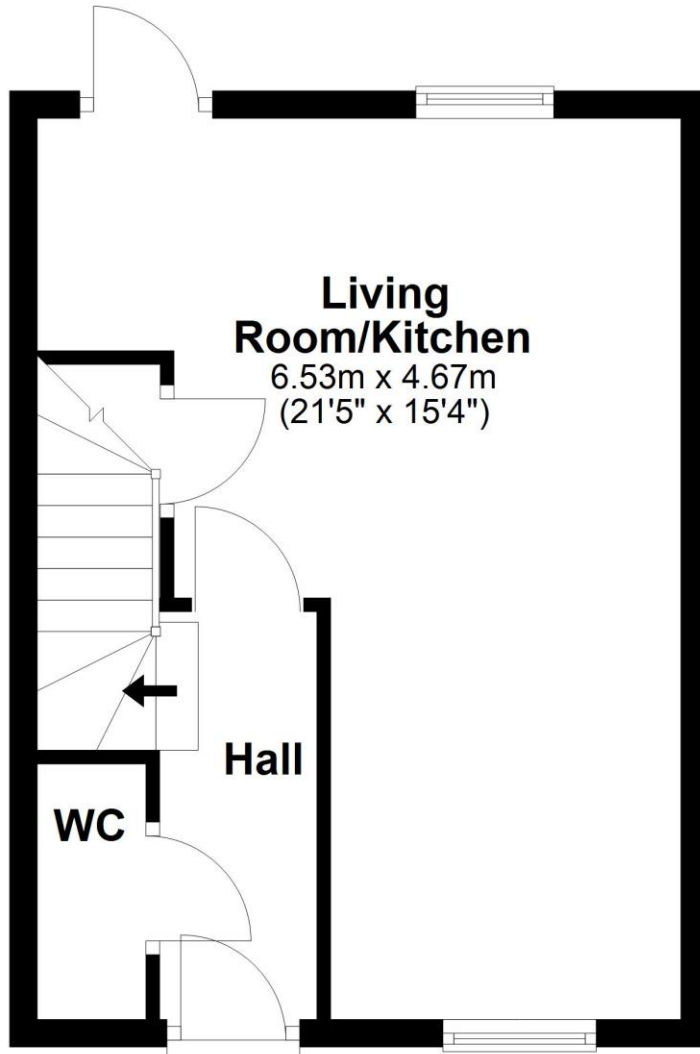
Bathroom: 6'9" x 6' (2.06m x 1.83m) A three-piece suite comprising a bath with shower over and shower screen, low-level WC and hand wash basin, along with a radiator, part tiled walls, and double-glazed window to the front aspect.

Outside – Front: There is a small garden area, two allocated parking spaces, and gated side access to the rear garden.

Outside – Rear: The garden is laid to Indian sandstone, with well-stocked sleeper borders, and is fully enclosed by fencing.

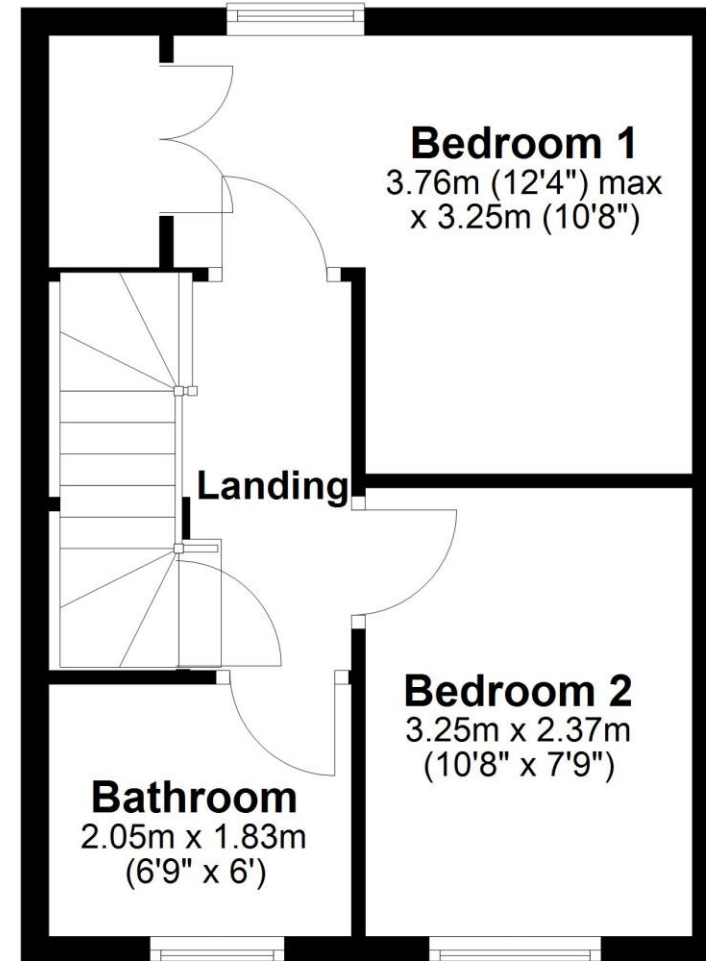
Ground Floor

Approx. 30.5 sq. metres (328.2 sq. feet)



First Floor

Approx. 30.5 sq. metres (328.2 sq. feet)



Total area: approx. 61.0 sq. metres (656.4 sq. feet)

Palmer and Partners would like to draw your attention to the following: I] these particulars do not constitute part of an offer or contract. II] These particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statement or fact. III] Nothing in these particulars shall be deemed a statement that the property is not in good condition or otherwise. We have not carried out a structural survey of the property and have not tested services, appliances and special fittings IV] measurements are generally taken by the use of a sonic measuring machine and will usually be the largest measurements of the room in question.



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Attributes

2 Bedrooms, 1 Bathroom, 1 Reception,

EPC Rating: B

Council Tax Band: B



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