



St. Peters Avenue, Claydon, Suffolk,
IP6 0HY
Asking Price £230,000

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- No Onward Chain
- Semi Detached Property
- Walking Distance To Village
- Cul De Sac Position
- Three Bedrooms
- Conservatory
- Side & Rear Gardens
- Gas Central Heating & Double Glazing



Being offered to market with no onward chain sits this very nicely presented three-bedroom semi-detached property which is positioned at the end of a cul de sac and is within walking distance to the village of Claydon. The property benefits from an enclosed 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 a spacious entrance hall, cloakroom, lounge/diner with french doors opening to the conservatory and kitchen on the ground floor. On the first floor there are three bedrooms and a shower room.

Claydon is a popular village just North of Ipswich and offers two public houses, Post Office, church, hairdressers, travel agency, primary school and Claydon High School. There are regular bus connections to

Ipswich, Bramford and Stowmarket from the centre of the village and good access to the A14 and A12 trunk roads. Adjoining the village of Claydon is the desirable village of Barham which is on the River Gipping approximately six miles North of Ipswich with its direct rail links to London Liverpool Street Station. Barham provides convenient access to the A14 commuter road link and is surrounded by the villages of Great Blakenham, Claydon and

Henley. Barham has one pub, The Sorrel Horse and Barham is also known for the Gaps Fishing lakes. The Barham Picnic site is in the heart of the Gipping Valley and consists of a children's play area, car park, purpose-built toilets facilities and a visitors centre.

Front Door: Into:

Entrance Hall: Oak floor, radiator, stairs to the first floor with built-in understairs storage cupboard and further built-in coat cupboard.



Downstairs Cloakroom: 5'8" x 5'3" (1.73m x 1.6m) Double-glazed window to the front aspect, two-piece suite comprising low level wc and hand wash basin, tiled floor and radiator.

Lounge/Diner: 19'6" x 8'6" (5.94m x 2.6m) Double-glazed window to the front aspect, radiator and double glazed french doors opening to the conservatory.

Conservatory: 14'3" x 9'7" (4.34m x 2.92m) French doors opening to the rear garden.

Kitchen: 12'5" x 7'8" (3.78m x 2.34m) Double-glazed window to the rear aspect, fitted with a matching range of eye and base level units and worktops, tiled splashbacks, inset sink and drainer, built-in electric oven with four ring gas hob, stainless steel extractor over, space and plumbing for washing machine, space for fridge/freezer, tiled floor, radiator and door opening to the conservatory.

Landing: Double-glazed window to the side aspect, access to the loft, built-in linen



cupboard and further built-in storage cupboard.

Bedroom One: 12'9" x 8'7" (3.89m x 2.62m) Double-glazed window to the front aspect and radiator.

Bedroom Two: 8'8" x 6'8" (2.64m x 2.03m) Double-glazed window to the rear aspect and radiator.

Bedroom Three: 10'4" x 5'5" (3.15m x 1.65m) Double-glazed window to the front aspect and radiator.

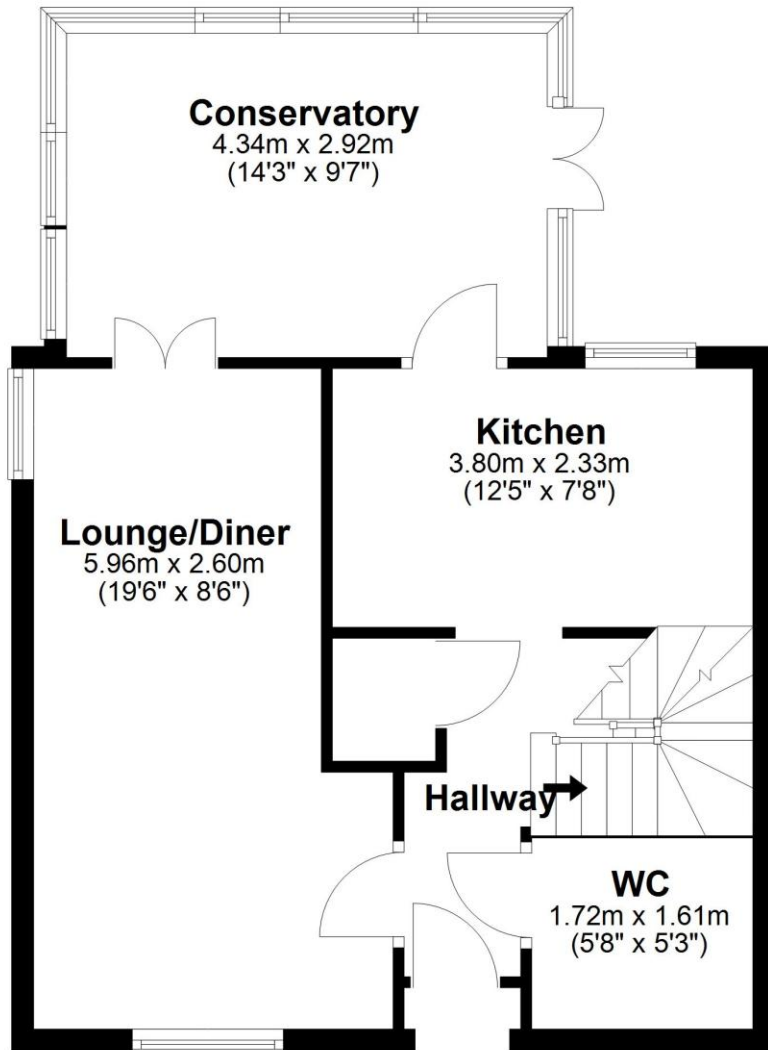
Shower Room: Double-glazed window to the rear aspect, three-piece suite comprising walk in shower, low level wc and

pedestal wash hand basin, part tiled walls and radiator.

Outside: The rear garden is enclosed with panel fencing with gated side access. It is predominately laid to lawn with a decked area.

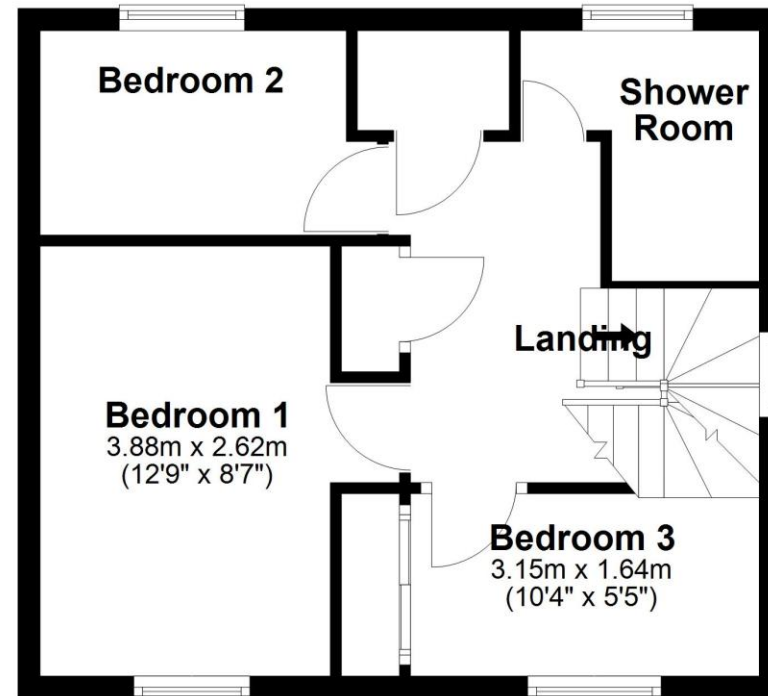
Ground Floor

Approx. 51.8 sq. metres (557.5 sq. feet)



First Floor

Approx. 40.7 sq. metres (438.3 sq. feet)



Total area: approx. 92.5 sq. metres (995.7 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.



Attributes

3 Bedrooms, 1 Bathroom, 1 Reception,

EPC Rating: To be confirmed

Council Tax Band: C



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