



Charles Wright

PROPERTIES

Selling Properties the Wright Way



6 Foresters Walk

Barham, Ipswich, IP6 0TA

Guide price £200,000



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Description

A well presented two bedroom end terrace home situated in the popular village of Barham which benefits from many local amenities, fantastic schooling and easy access to the A14 commuter links. The property enjoys a corner plot position with a garage and further off road parking for two vehicle. Inside the accommodation comprises an entrance hall, fitted kitchen, lounge/dining room and conservatory on the ground floor complimented by two good sized bedrooms and a bathroom upstairs. An ideal investment or first time purchase.

Location

Barham is a village located approximately 6 miles from Ipswich and provides excellent access to A12/A14 commuter links, regular bus services and amenities. The neighbouring village of Claydon offers a wide range of amenities including a co op, one stop shop, bakery, hairdressers, travel shop, The Crown and Greyhound both public houses. Claydon also has a primary and secondary school along with a park and village hall.

Entrance hall

Double glazed door to side, oil boiler and doors to ground floor rooms.

Kitchen

8'05 x 7'11 (2.57m x 2.41m)

Double glazed window to front, matching eye level and base units with worktops above, stainless steel sink, plumbing for a washing machine, space for a fridge/freezer, space for an oven with extractor above and tiled flooring.

Lounge/dining room

15'07 x 11'10 (4.75m x 3.61m)

Double glazed door to rear, radiator, stair flight to the first floor and carpet flooring.

Conservatory

9'07 x 6'05 (2.92m x 1.96m)

Double glazed windows and door to rear and laminate flooring.

Landing

Bedroom one

12'08 x 11'01 (3.86m x 3.38m)

Double glazed window to rear, radiator and carpet flooring.

Bedroom two

11'06 5'07 (3.51m 1.70m)

Double glazed window to side, radiator and carpet flooring.

Bathroom

Double glazed window to front, three piece suite comprising a panelled bath with shower above, low level wc, pedestal wash basin, tiled flooring and airing cupboard housing the hot water tank.

Outside and gardens

The garden is predominately laid to lawn enclosed by brick wall and fencing with a gate to the side and rear providing access to the parking. A shingled drive to the side provides parking for one vehicle with a further parking space in front of the garage which is situated to the rear of the garden.

Services

We understand mains electric, water and drainage are connected to the property. The property is heated via Oil fired central heating.

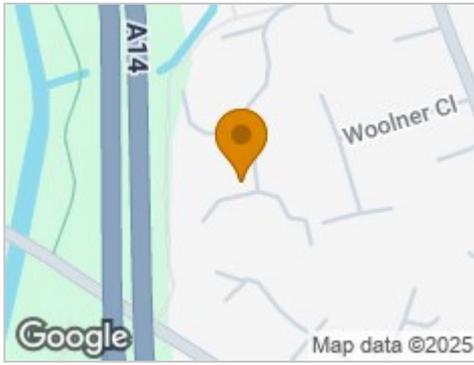
Tenure: Freehold

Epc rating: D

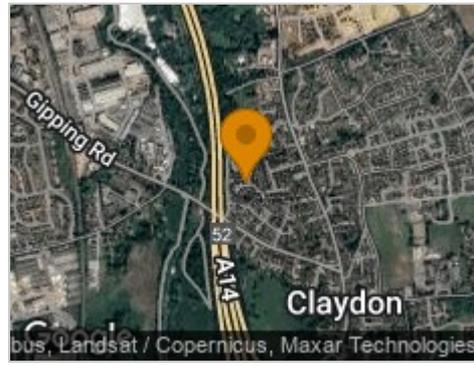
Council tax band: B



Road Map



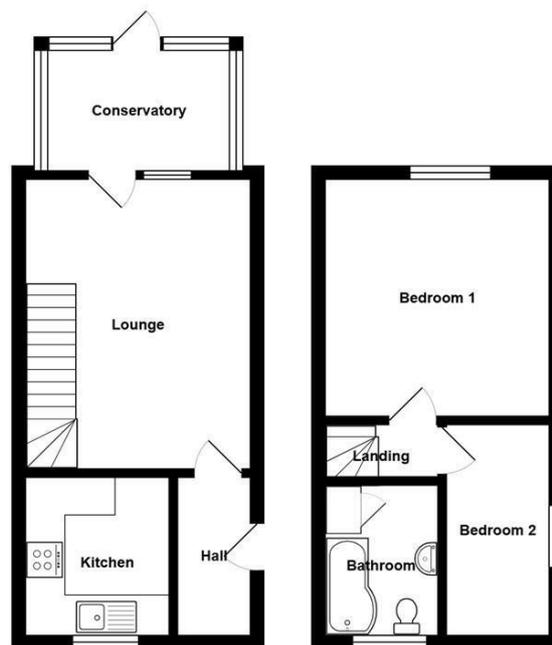
Hybrid Map



Terrain Map



Floor Plan



Total Area: 60.6 m² ... 652 ft²

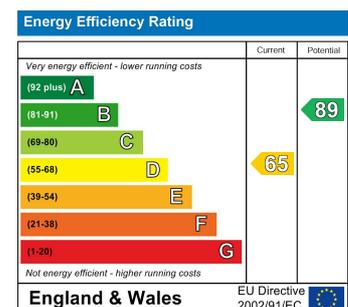
All measurements are approximate and for display purposes only

Viewing

Please contact our Charles Wright Properties Office on 01394 446483 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



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