

KEYSTONE



Malkin Close, Ipswich, IP1 6FE

£1,175 Per Month

Unfurnished Semi-Detached House

Modern Refitted Kitchen

Modern Refitted Bathroom

Allocated Parking

Cloakroom

Two Double Bedrooms

Lounge/Diner

Enclosed Garden

Cul-De-Sac Location

Malkin Close, Ipswich IP1 6FE

Nestled in the charming area of Malkin Close, Ipswich, this delightful semi-detached house presents an excellent opportunity for those seeking a comfortable and inviting home. The property boasts two well-proportioned bedrooms, making it ideal for small families, couples, or individuals looking for extra space.

Upon entering, you will find a welcoming reception room that serves as a perfect space for relaxation or entertaining guests. The layout is both practical and appealing, ensuring that every corner of the home is utilised effectively. The bathroom is conveniently located, catering to the needs of the household with ease.

One of the notable features of this property is the parking space available for one vehicle, providing added convenience in this bustling area. The location itself is a significant advantage, offering a blend of tranquillity and accessibility to local amenities, schools, and transport links.

This semi-detached house in Malkin Close is not just a property; it is a place where memories can be made. With its inviting atmosphere and practical features, it is sure to attract



Front Entrance

Leading to Hallway with stairs to first floor and a radiator.

Lounge/Diner

14'8 x 12'9

French doors to rear, two radiators and a built-in understairs cupboard.

Kitchen

9'8 x 6'1

Re-fitted with a range of base units and drawers with matching wall mounted cabinets, a sink & drainer, space for a washing machine. built-in oven with hob and extractor over, wall mounted boiler, fridge/freezer and window to front.

Cloakroom

Fitted with WC, pedestal wash basin, heated towel rail, tiled splashbacks and window to front.

First floor

Landing.

Bedroom 1

13'0 x 9'0

With window to rear, radiator and built-in double wardrobe.

Bathroom

Re-fitted with panelled bath, vanity inset sink with storage below, WC, heated towel rail, tiled splashbacks and tiled flooring.

Bedroom 2

13'0 x 8'4

With window to front, radiator and built-in cupboard.

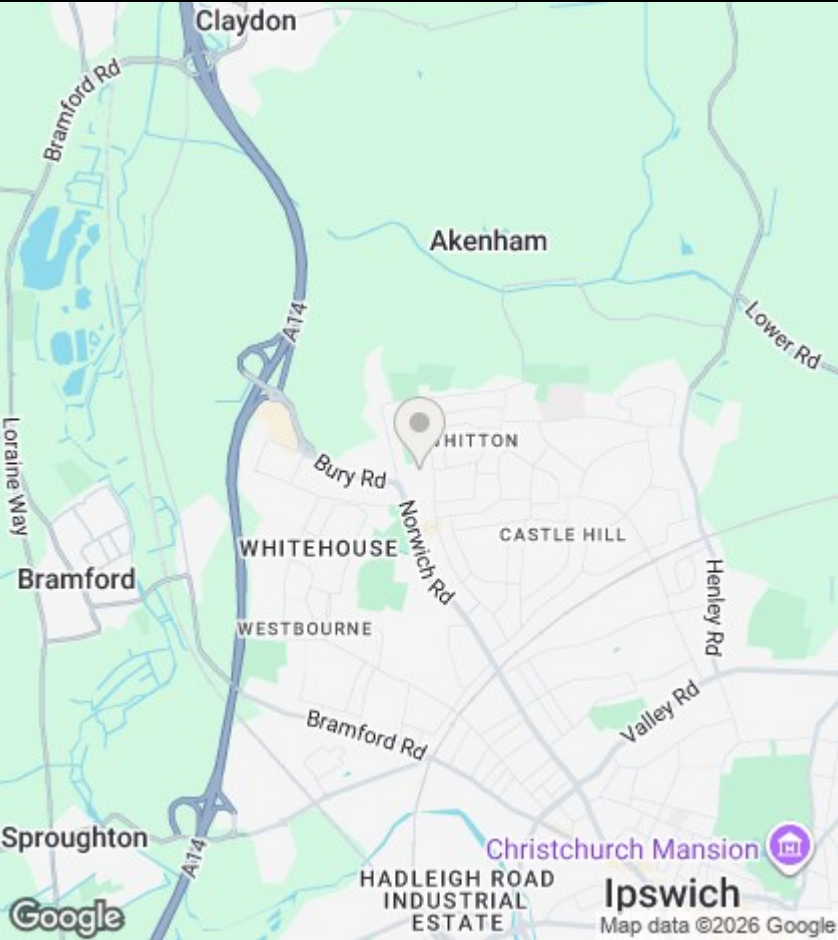
Outside

To the front of the property, there is an allocated parking space.

The rear garden is low maintenance and has a small patio area which is predominantly laid to gravel and is enclosed by timber fencing.

Agents Note

The property has been refurbished to a very high standard and has had new flooring throughout and refitted kitchen and bathroom.



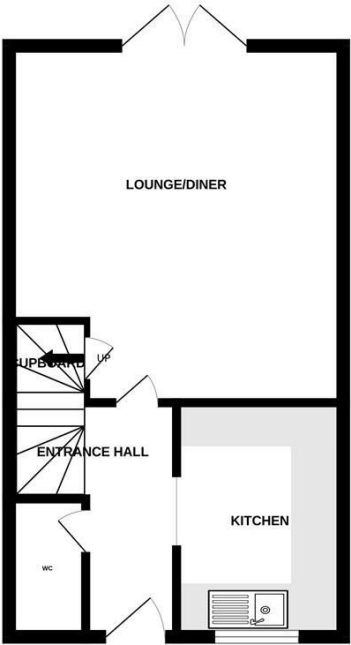
Viewings

Viewings by arrangement only. Call 01473 221 399 to make an appointment.

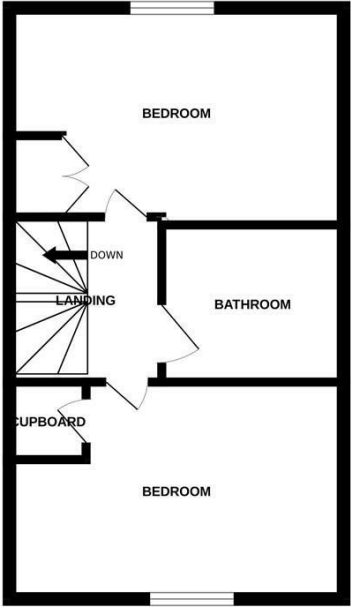
EPC Rating:
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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