

Wenham View  
22 Dove Close  
Capel St. Mary  
Ipswich  
Suffolk  
IP9 2AW



**SALES DETAILS: 22 DOVE CLOSE: 75% Share = £180,000**



## Key Features



- 2 double bedrooms
- Private parking space
- Gas central heating
- Energy efficient property
- Double glazing throughout
- Cloakroom
- Open plan kitchen
- Neutral decoration
- Shared ownership 75% available

- FULL PROPERTY DETAILS OVER PAGE -

For further information or a viewing, please contact Karen Suddes, Senior Home Ownership Officer on 01473 228604 / 07595120688 or [Karen.Suddes@orwell-housing.co.uk](mailto:Karen.Suddes@orwell-housing.co.uk)

Orwell Housing Association Limited  
Crane Hill Lodge  
325 London Road  
Ipswich  
IP2 0BE

22 Dove Close forms part of Wenham View, purpose-built retirement complex of 13 bungalows and 19 flats with additional care facilities.

The property is a two-bedroom mid-terraced bungalow. It was built in 2011 and is believed- to be of

cavity brick and block construction with aluminium double-glazed windows under hipped slate tiled roofs. There is a small rear garden with a patio area to the rear and allocated parking space to the side.

On-site facilities include non-resident management and community alarm service, residents lounge and kitchen, hair salon, assisted bathroom, laundry room, communal gardens and visitors parking.

### **Full Description**

Tenure: Leasehold

Entrance Hall – 2.01 x 2.82 + 3.10 x 1.27

Entrance via double glazed door, carpeted, radiator, telephone socket, door to storage cupboard, door to airing cupboard with gas combination boiler.

Loft access

Well insulated loft with generous storage space, lighting.

Bedroom 2 – 2.72 x 3.76

Double room with double glazed window to front, aerial socket, telephone socket, carpeted, radiator.

Cloakroom – 2.73 x 1.15

Non-slip flooring, radiator, energy efficient WC and hand wash basin, over mirror light with power for a shaver.

Living Room – 5.08 x 3.78

Carpeted, double glazed rear entrance door and window to rear of property, radiator, telephone socket, aerial socket.

Kitchen – 2.17 x 3.82

Fully fitted kitchen, single drainer stainless steel sink, plumbing for washing machine, space for electric freestanding cooker and upright fridge freezer.

Bedroom 1 – 3.78 x 4.08

Large double room with one double glazed window to the rear, telephone socket, aerial socket, radiator, carpeted.

En-Suite Shower Room – 2.66 x 2.25

Non-slip flooring, energy efficient WC, radiator, spacious wet room shower, hand wash basin, over mirror light with power for a shaver.

This property provides a gross internal area approximately 77 m<sup>2</sup> (829 ft<sup>2</sup>)

Council Tax Band: B