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Eustace Road, Ipswich, Suffolk, IP1
5BT
Guide Price £260,000 to £270,000

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- No Onward Chain
- Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- Modern Fitted Kitchen
- Bathroom & Downstairs Cloakroom
- Off-Road Parking
- Enclosed Rear Garden
- Gas Central Heating & Double-Glazing



This nicely presented extended three-bedroom semi-detached house is being offered with no onward chain. The property benefits from a fully enclosed rear garden, off-road parking, gas central heating and double-glazing. As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises entrance hallway, downstairs cloakroom, living room, open plan lounge/dining

room, kitchen, three bedrooms on the first floor and a family bathroom.

The county town of Ipswich offers a range of local amenities including schools, university, shops, doctors, dental surgeries, hospital, two theatres, parks including the popular Orwell Country Park, recreational facilities, and mainline railway station providing direct links to London Liverpool Street Station with a

journey time of approximately 1hr 15mins. The vibrant waterfront has undergone an extensive rebuilding and gentrification programme and now boasts some fashionable bars and restaurants, together with the University of Suffolk.

EPC Rating: TBC

Outside – Front: The driveway has parking for two vehicles via

a dropped kerb. There is a brick wall to one side with mature shrubs and a panelled fence to the other side. There is gated side access to the rear garden. A small storm porch leads to the double-glazed front door which has feature-stained glass.

Entrance Hall: Radiator, understairs storage and stairs leading to the first floor.

Downstairs Cloakroom: Double-glazed window to the side aspect, extractor fan, two-piece suite comprising of hand



wash basin with tiled splashback and WC.

Living Room: 13'1" x 11'6" (4m x 3.5m) Double-glazed bay window to the front aspect, radiator and gas feature fireplace with surround.

Lounge/ Dining Room: 21'8" x 13'1" (6.6m x 4m) Double-glazed french doors with side windows giving access to the rear garden and two radiators.

Kitchen: 19'8" x 6'11" (6m x 2.1m) Fitted with a range of modern white gloss eye and base level units and wood effect work

surfaces. Integrated electric oven, hob, extractor fan and sink and drainer. Space for fridge/freezer, space and plumbing for dishwasher, space and plumbing for washing machine, space for tumble dryer, wall mounted combi boiler, radiator, double-glazed window to the side aspect and double-glazed door giving access to the rear garden.

Landing: Double-glazed window to the side aspect and loft access which is fully boarded and insulated.

Bedroom: 13'1" x 10'10" (4m x 3.3m) Double-glazed bay window to the front aspect and radiator.

Bedroom: 10'10" x 8'10" (3.3m x 2.7m) Double-glazed window to the rear aspect, radiator and built in wardrobes.

Bedroom: 7'7" x 6'11" (2.3m x 2.1m) Double-glazed window to the rear aspect and radiator.

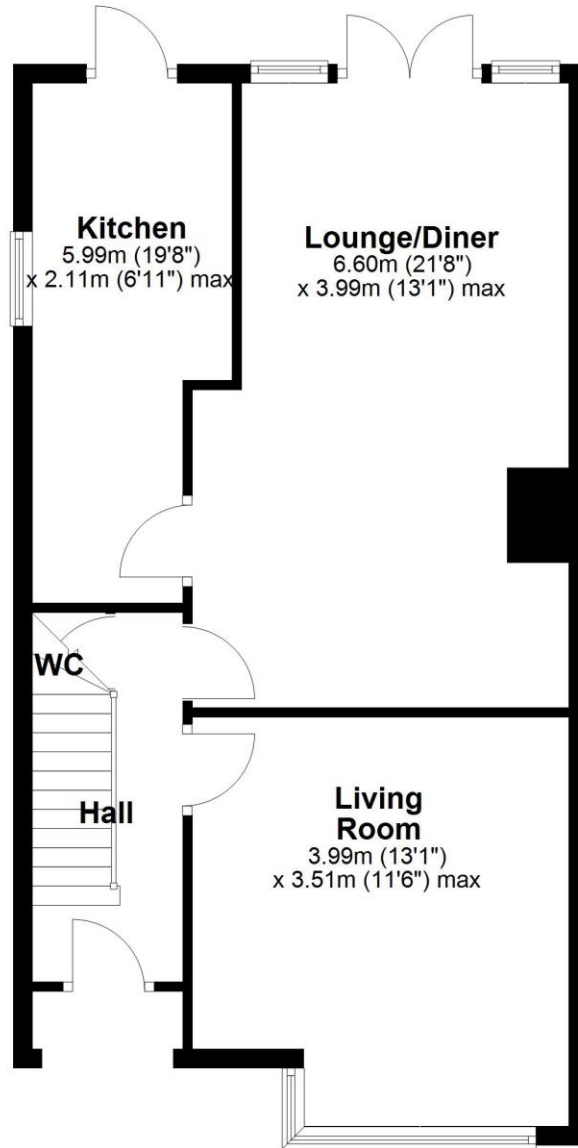
Bathroom: Three-piece suite comprising enclosed panel bath with electric shower over and folding shower screen, low level WC and hand wash basin,

heated towel radiator, extractor fan and double-glazed window to the front aspect.

Outside - Rear: The garden is fully enclosed by panel fencing with a hard standing patio area, there is a lawned area with a path in the centre which leads to the rear of the garden.

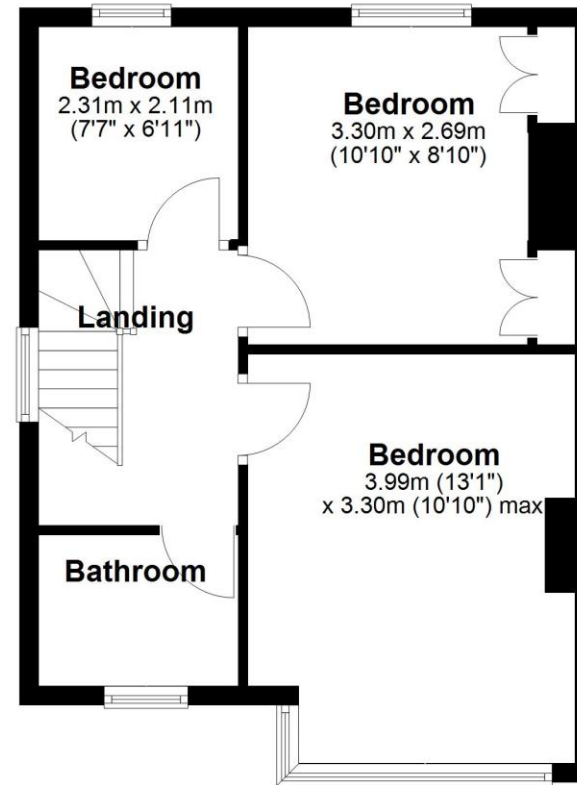
Ground Floor

Approx. 63.6 sq. metres (684.2 sq. feet)



First Floor

Approx. 38.5 sq. metres (414.9 sq. feet)



Total area: approx. 102.1 sq. metres (1099.1 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

3 Bedrooms, 1 Bathroom, 2 Reception,

EPC Rating: To be confirmed

Council Tax Band: B



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