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Andros Close, Ipswich, Suffolk, IP3
OSL
Guide Price £240,000 to £250,000

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- Semi-Detached House
- Three Bedrooms
- Dual Aspect Lounge
- Open Plan Kitchen/Diner
- First Floor Bathroom
- Off-Road Parking for Two/Three Cars
- Rear Garden with Self-Contained Office



This three bedroom semi-detached house, situated on the sought after Braziers Wood development towards the south east side of Ipswich offering good access out to the Orwell Country Park and A14 commuter trunk road, comes with off-road parking for two / three cars and a well-maintained rear garden with self-contained office. The accommodation comprises entrance hall, ground floor cloakroom, dual aspect lounge, kitchen / dining room, first floor

landing, three bedrooms, and 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. 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.

Outside - Front: There is off-road parking for two / three cars, laid to lawn area, gated side access to the rear garden, and recessed porch with entrance door through to:

Entrance Hall: Radiator, stairs to the first floor, and doors to the

cloakroom, lounge and kitchen / dining room.

Cloakroom: Two piece suite comprising low-level WC and hand wash basin, radiator, tiled walls and floor, and obscure window to the side aspect.

Lounge: 15'2" x 10'9" (4.62m x 3.28m) Dual aspect with windows to the front and rear, feature fireplace, and two radiators.

Kitchen / Dining Room: 15'3" x 12'8" (4.65m x 3.86m) The vendors have recently updated the kitchen to include new base



and wall units, a new integrated oven with electric hob and an integrated larder fridge freezer, inset sink and drainer, tiled splash backs, space and plumbing for washing machine and dishwasher, airing cupboard, radiator, under stairs storage cupboard, wall mounted boiler, windows to the front and rear aspects, and door opening out to the rear garden.

First Floor Landing: Window to the rear aspect, loft access, and

doors to the bedrooms and bathroom.

Bedroom One: 12'11" x 9'7" (3.94m x 2.92m) Window to the front aspect and radiator.

Bedroom Two: 11'5" x 10'9" (3.48m x 3.28m) Window to the front aspect and radiator.

Bedroom Three: 7'7" x 6'5" (2.3m x 1.96m) Window to the rear aspect and radiator.

Family Bathroom: 6'6" x 5'3" (1.98m x 1.6m) Three piece suite comprising bath with shower over and shower screen, low-level WC and vanity hand wash

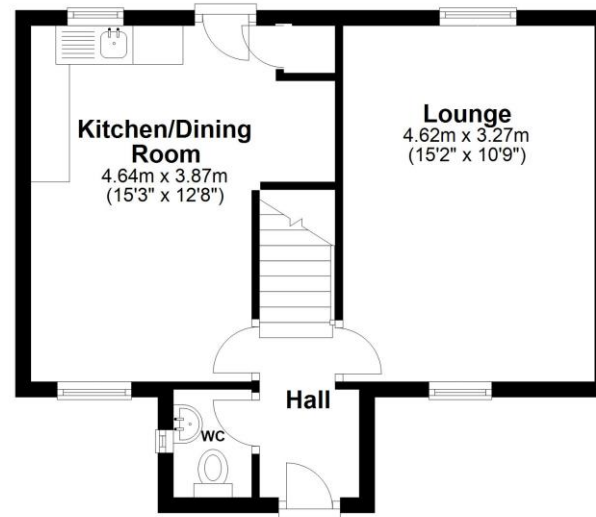
basin with storage beneath; radiator; part tiled walls; extractor; and obscure window to the rear aspect.

Outside - Rear: The well-maintained garden is predominantly laid to lawn and well-stocked with a variety of shrub and flowerbed borders, raised flowerbeds, patio area for entertaining, outside lighting, self-contained timber office, and is fully enclosed by fencing.

Self-Contained Office: 11'4" x 7'7" (3.45m x 2.3m) Power and light connected.

Ground Floor

Approx. 36.3 sq. metres (390.5 sq. feet)



First Floor

Approx. 33.8 sq. metres (364.2 sq. feet)



Total area: approx. 70.1 sq. metres (754.7 sq. feet)

Although every attempt has been made to ensure the accuracy of this floorplan 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.
Plan produced using PlanUp.

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Attributes

3 Bedrooms, 1 Bathroom, 1 Reception,

EPC Rating: D

Council Tax Band: C



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