

Silverdale Close, Ipswich, Suffolk, IP1 4JF

Offers in the region of: £265,000

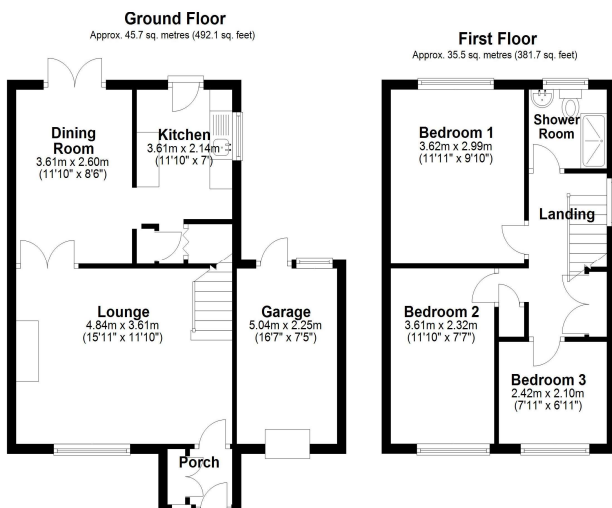


- No Onward Chain
- Semi-Detached House
- Three Bedrooms
- Two Separate Reception Rooms
- Garage & Off-Road Parking
- Rear Garden Backs onto Woodland

This nicely presented three bedroom semi-detached house, tucked away in a cul-de-sac towards the west side of Ipswich and offering good access out to the A14 commuter trunk road, is being sold with no onward chain and comes with garage, off-road parking, and backs onto Woodland. The accommodation comprises front porch, lounge, dining room, kitchen, first floor landing, three bedrooms, and shower room.

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 Suffolk.

Council tax band: C



Total area: approx. 81.2 sq. metres (873.7 sq. feet)

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	