



**Maidenhall Approach,  
Ipswich, Suffolk, IP2**  
Offers in excess of: £240,000



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To arrange a viewing please call the Ipswich office  
on **01473 211705**

## Accommodation Summary:

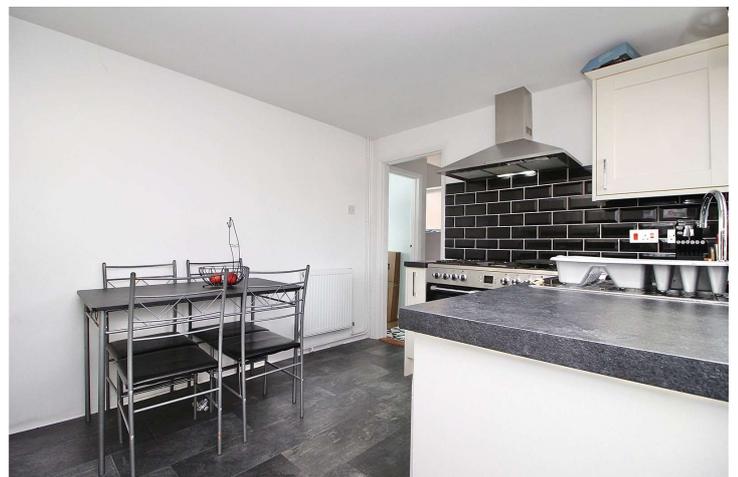
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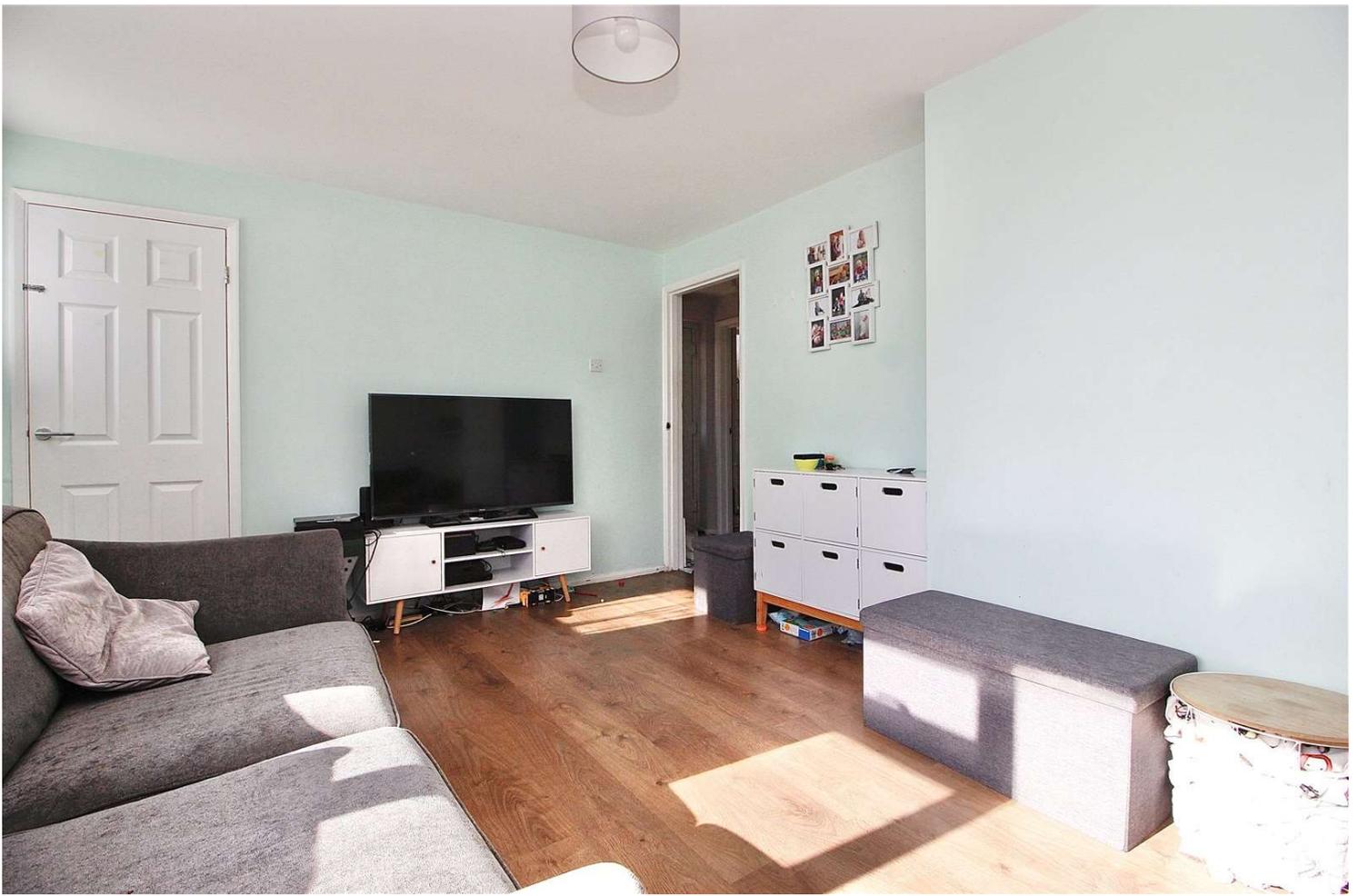
### Description:

This three bedroom semi-detached house is located towards the south side of Ipswich and is ideally located for access to both the A12 and A14 commuter trunk roads. The property comes with off-road parking, good size rear garden and accommodation comprises, entrance hall, lounge, ground floor wet room, kitchen and three first floor bedrooms.

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 Londo Street Station. The town has also undergone an extensive rebuilding and a gentrification programme principally around the vibrant waterfront which now boasts some lovely bars and restaurants.

EPC Rating: C  
n Liverpool





### Rooms:

**Outside- Front** The property has a driveway providing off-road parking, gated side access, and front door into:

**Entrance Hall** Stairs to the first floor, and door to:

**Living Room** 15'6" x 10'11" (4.72m x 3.33m). Laminate flooring, understairs storage cupboard and double glazed window to the front aspect.

**Kitchen** 12'2" x 9'1" (3.7m x 2.77m). Fitted with a range of matching eye and base level units with inset sink and drainer, integrated Range cooker with extractor over, space and plumbing for washing machine, tiled flooring, door to the rear aspect and double glazed window.

**Wet Room** 5'11" x 5'2" (1.8m x 1.57m). Three piece suite comprising electric shower, low-level WC, hand wash basin, and obscure window to the rear aspect.

**Bedroom One** 12'4" x 10'11" (3.76m x 3.33m). Double glazed window to the front aspect.

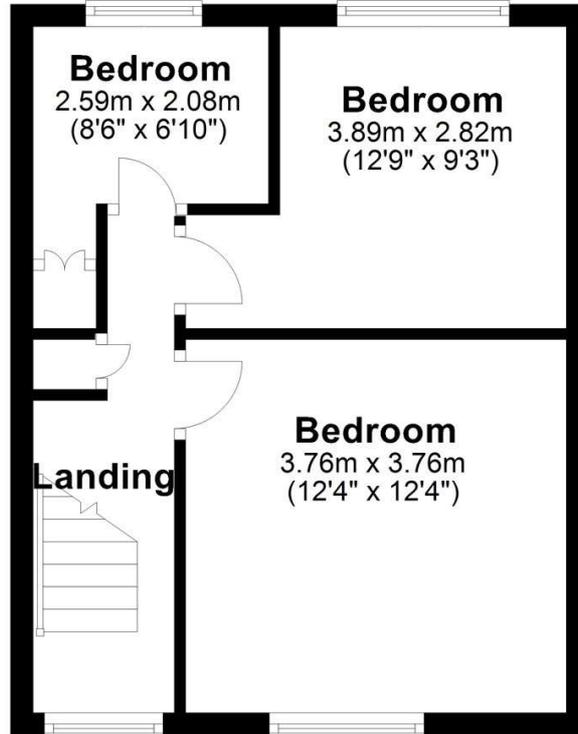
**Bedroom Two** 10' x 9'3" (3.05m x 2.82m). Double glazed window to the rear aspect.

**Bedroom Three** 6'9" x 8'5" (2.06m x 2.57m). Bedroom three has a fitted single bed which has storage beneath, storage cupboard and double glazed window to the rear aspect.

**Outside- Rear** The good size garden is predominantly laid to lawn with patio area, wooden shed and fully enclosed.

## First Floor

Approx. 33.5 sq. metres (360.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	<b>85</b>
(69-80)	<b>C</b>	<b>71</b>
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

**Local Authority:**

**Tenure:** Freehold