

Lely Road, Ipswich, Suffolk, IP3 0LB

Offers in excess of: £200,000



- No Onward Chain
- Semi-Detached House
- Three Bedrooms
- Lounge & Conservatory
- Off-Road Parking for Two / Three Cars
- Good Size Rear Garden

This three bedroom semi-detached house, situated towards the south east side of Ipswich, is being sold with no onward chain and comes with a good size rear garden and off-road parking for two / three cars to the front. The property would make an ideal first time / investment purchase, and the accommodation comprises entrance hall, ground floor bathroom, lounge, conservatory, kitchen / breakfast room, 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 London Liverpool 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.



Dimensions:-

Lounge 13'4" x 12' (4.06m x 3.66m)

Conservatory 14'4" x 7'5" (4.37m x 2.26m)

Kitchen / Breakfast Room 13'2" x 8'8" (4.01m x 2.64m)

Bedroom One 11'9" x 10'5" (3.58m x 3.18m)

Bedroom Two 11'7" x 7'5" (3.53m x 2.26m)

Bedroom Three 10'5" x 9'2" (3.18m x 2.8m)

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		86
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC