

Dickens Road, Ipswich, Suffolk, IP2 0JW

Offers in excess of: £260,000



- No Onward Chain
- Three Bedroom Semi Detached House
- Front, Rear & Side Gardens
- Underfloor Heating to Ground Floor
- Refurbished to a High Standard
- Large Conservatory
- Ground Floor Shower-room with Separate Cloakroom

Situated towards the south west of Ipswich located with easy access to the A12 & A14 lies this three-bedroom semi-detached house which benefits from a conservatory, front, rear & side gardens, off road parking and offered to the market with no onward chain. As agents, we recommend the earliest possible viewing to fully appreciate the accommodation on offer which comprises entrance hall, lounge, kitchen, conservatory, ground floor shower room with separate cloakroom, and three bedrooms.

his family home has been renovated by the current owners to a high standard, including;

- New windows
- New doors
- New kitchen
- New bathroom
- New heating system (underfloor ground floor)

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.



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.

Palmer & Partners / 43, Crouch Street, Colchester, Essex. CO3 3EN

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		