

Tranmere Grove, Ipswich, Suffolk, IP1 6DU

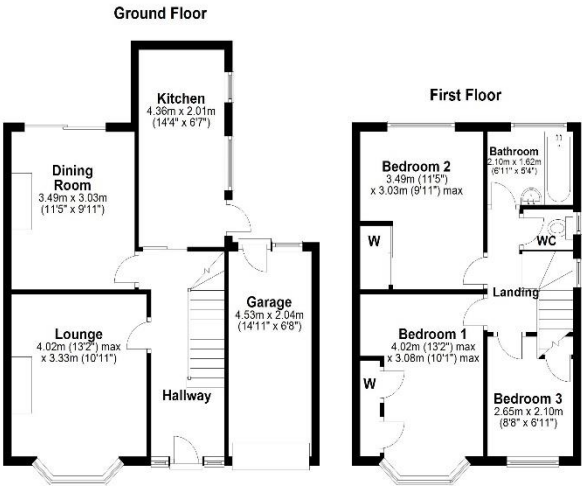
Offers In Excess Of: £280,000



- No Onward Chain
- Potential to Improve & Extend (STPP)
- Three Bedroom Semi-Detached House
- Two Separate Reception Rooms
- Rear Garden in Excess of 100ft (STS)
- Garage & Off-Road Parking

This three bedroom semi-detached house, situated in a much sought after location towards the west side of Ipswich, offers enormous potential to improve and extend upon to the side above the garage, and to the rear (subject to planning permission). The property occupies a good size plot with large rear garden in excess of 100ft (subject to survey), off-road parking to the front, garage, and is being sold with no onward chain. The accommodation comprises entrance hall, two generous reception rooms, kitchen, first floor landing, three bedrooms, bathroom, and separate WC.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	13	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC