

Byland Close, Ipswich, Suffolk, IP2 9BQ

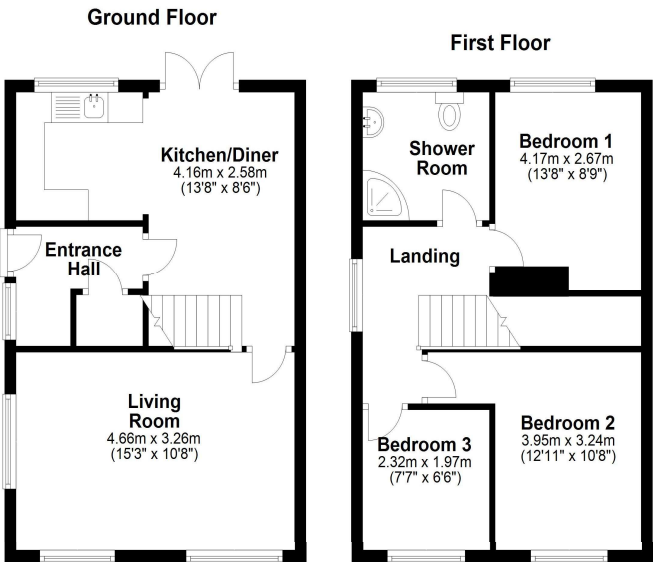
Offers in excess of: £270,000



- Semi-Detached House
- Three Bedrooms
- 80 ft Rear Garden (STS)
- Off-Road Parking for Two/Three Cars

This three bedroom semi- detached house, located in a pleasant cul-de-sac is situated within close proximity to Ipswich town centre and the train station, comes with a 80ft rear garden (subject to survey), and off-road parking to the front for two / three cars. Accommodation comprises entrance hall, kitchen / diner, living room, first floor landing, three bedrooms, and family 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 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		85
(69-80) C	69	
(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