

## **Lavenham Road, Ipswich, Suffolk, IP2 0LD**

**Offers in excess of: £210,000**



- No Onward Chain
- Mid Terrace House
- Two Bedrooms
- First Floor Bathroom
- One Allocated Off-Road Parking Space
- Well-Maintained Rear Garden

This nicely presented two bedroom mid terrace house, located towards the south west side of Ipswich offering good access out to the A12 and A14 commuter trunk roads and within close proximity to Chantry Park, benefits from a well-maintained rear garden, one allocated off-road parking space, pleasant greensward overlooking the front, and no onward chain. As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises entrance hall, lounge, kitchen / dining room, first floor landing, two bedrooms, and bathroom.



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** 13'1" x 9'11" (4m x 3.02m)
- Kitchen / Dining Room** 13'1" x 9'4" (4m x 2.84m)
- Bedroom One** 12'11" x 9'6" (3.94m x 2.9m)
- Bedroom Two** 10'3" x 6'11" (3.12m x 2.1m)

**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+)	<b>A</b>		<b>93</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>70</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 