

Sheldrake Drive, Ipswich, Suffolk, IP2 9NY

Offers in excess of: £240,000



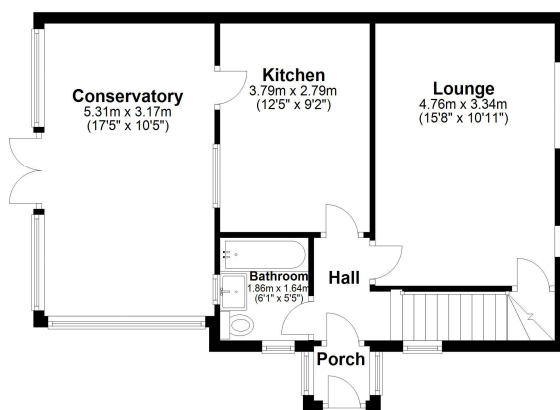
- Semi-Detached House
- Three Bedrooms
- Lounge & Conservatory
- Ground Floor Family Bathroom
- Ample Off-Road Parking
- Well-Stocked Rear Garden

This three bedroom semi-detached house, situated in the popular area of chantry in Ipswich, comes with ample off-road parking to the front. Accommodation comprises front porch, entrance hall, lounge, kitchen / dining room, conservatory, ground floor family bathroom, and three first floor bedrooms.

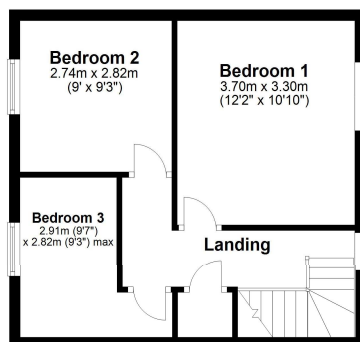
The county town of Ipswich offers a range of local amenities including schools, university, shops, doctors, dental surgeries, hospital, two theatres, parks including the popular Orwell Country Park, recreational facilities, and mainline railway station providing direct links to London Liverpool Street Station. The town has also undergone an extensive rebuilding and a gentrification programme principally around the vibrant waterfront which now boasts some fashionable bars and restaurants.



Ground Floor



First Floor



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		87
(69-80) C	71	
(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	