

## **Turing Court, Kesgrave, Ipswich, Suffolk, IP5 2BA**

**Guide Price: £240,000 to £250,000**



- No Onward Chain
- Mid Terrace House
- Three Bedrooms
- Bathroom & En-Suite Shower Room
- Off-Road Parking
- Good Sized Rear Garden

This three bedroom mid terrace house, situated towards the eastern edge of Ipswich in the popular Kesgrave area, is being sold with no onward chain. The accommodation comprises entrance hall; ground floor cloakroom; kitchen; lounge / dining room; first floor landing; family bathroom; and three bedrooms, one of which has an en-suite shower room.

The thriving town of Kesgrave is situated on the eastern edge of Ipswich and offers many amenities such as shops including a Tesco Metro, three good primary schools and Kesgrave High School, a community hall, the renowned Milsoms Kesgrave Hall, ample green spaces, and easy access to the Heritage Coast. Kesgrave also offers excellent access to BT Adastral Park, Ipswich Hospital, and the A12 and A14 commuter trunk roads.

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 vibrant waterfront has undergone an extensive rebuilding and gentrification programme and now boasts some fashionable bars and restaurants, together with the University of Suffolk.

Council Tax Band: C



Total area: approx. 73.8 sq. metres (794.7 sq. feet)  
 Although every attempt has been made to ensure the accuracy of this floorplan measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. It is plain as for illustrative purposes only.  
 Plan produced using Plan-It-Up.

**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		92
(81-91)	B		
(69-80)	C	78	
(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	