

## **Crossley Gardens, Ipswich, Suffolk, IP1 5PW**

**Offers in excess of: £200,000**



- No Onward Chain
- Mid Terrace House
- Two Double Bedrooms
- South-Facing Rear Garden
- Two Allocated Parking Spaces
- Ideal First Time / Investment Purchase

Tucked away down a cul-de-sac towards the west side of Ipswich offering good access out to the A14 commuter trunk road lies this two bedroom mid terrace house. The property is being sold with no onward chain, benefits from a south-facing rear garden, two allocated parking spaces in a communal car park, and replacement sealed unit glazing throughout, and would make an ideal first time / investment purchase. The accommodation comprises front porch, living room, kitchen / breakfast room, first floor landing, two double 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 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: B



Total area: approx. 66.3 sq. metres (713.4 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. This plan is for illustrative purposes only.  
Plan produced using PlanUp.

**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		89
(69-80)	C	72	
(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	