

Royston Drive, Ipswich, Suffolk, IP2 0QZ

Asking Price: £220,000



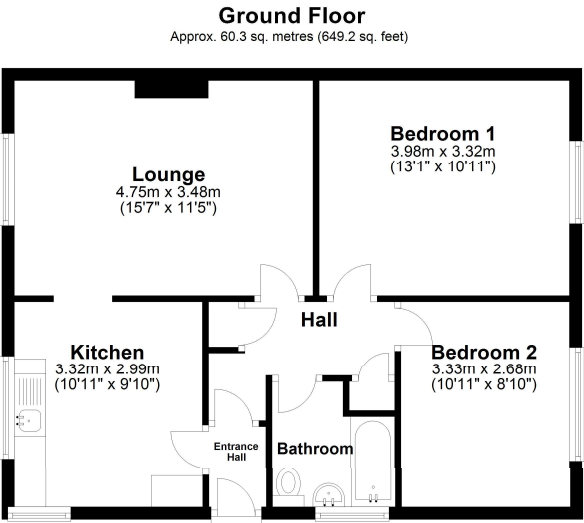
- Freehold
- No Onward Chain
- Opposite Stonelodge Park
- Semi-Detached Bungalow
- Two Double Bedrooms
- Requires Some Updating
- Off-Road Parking for Two Cars
- Detached Garage to Rear

Tucked away down a private road opposite Stonelodge Park towards the south west side of Ipswich, and ideally positioned for access to the A12 and A14 commuter trunk roads and train station, lies this two bedroom semi-detached bungalow. The bungalow is being sold with no onward chain, requires some updating and modernising, and comes with off-road parking for two cars, detached garage to the rear, and a private non-overlooked rear garden.

The accommodation comprises entrance hall, kitchen, lounge, 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. 60.3 sq. metres (649.2 sq. feet)

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		89
(81-91) B		
(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		