



Palmer & Partners

3 Bedrooms

# Evesham Close, Ipswich, Suffolk, IP2

Guide Price:

**£375,000 to  
£400,000**

EPC Rating: D



\*\*\* GUIDE PRICE: £375,000 to £400,000 \*\*\*

Situated towards the popular South West side of Ipswich and offering good access out to the A12 and A14 commuter trunk roads, lies this spacious and nicely presented three double bedroom detached bungalow located within a cul-de-sac position. The bungalow occupies a good size plot with the potential to extend and develop (Subject to permissions) and benefits from ample off-road parking to the front and side, carport and a large landscaped rear garden.

As agents, we recommend the earliest possible internal viewing to appreciate the accommodation on offer which comprises entrance hall, shower-room, living room, kitchen / breakfast room, second reception room, conservatory, inner lobby, three double bedrooms and the main 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: D  
EPC Rating: D



For additional information and full photo gallery please visit [www.palmerpartners.com](http://www.palmerpartners.com)



**Outside - Rear** The front driveway goes from the front to the rear offering ample off road parking, side gated access to both sides, and front entrance door through to;

**Entrance Hall** Radiator and door through to;

**Shower Room** Three piece suite comprising shower cubicle, low-level WC and hand wash basin, upright radiator, tiled walls and tiled floor, and obscure window to the rear aspect

**Living Room** 22'8" x 9'10" (6.9m x 3m). Triple aspect room with two windows to the front aspect, further window to the side and two radiators.

**Kitchen / Breakfast Room** 16'5" x 10'6" (5m x 3.2m). Fitted with a range of eye and base level units, inset sink and drainer, integrated double oven and hob with extractor hood over, space for American style fridge freezer, space and plumbing for washing machine, window to the side aspect, and French door through to:

**Sitting Room** 17'1" x 11'10" (5.2m x 3.6m). Patio door opening out to the rear garden, radiator, and door into;

**Conservatory** 13'1" x 7'10" (4m x 2.4m). Tiled flooring.

**Inner Lobby** Storage cupboard and loft access.

**Master Bedroom** 8'2" x 7'10" (2.5m x 2.4m). Window to the rear aspect and radiator.

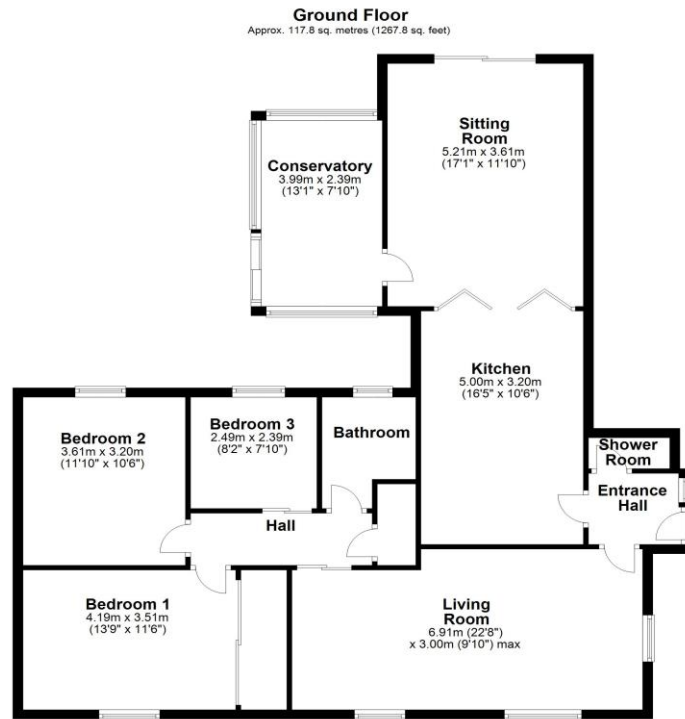
**Bedroom Two** 11'6" x 13'9" (3.5m x 4.2m). window to the front aspect, built-in wardrobe and radiator.

**Bedroom Three** 10'6" x 11'10" (3.2m x 3.6m). Window to the rear aspect and radiator.

**Family Bathroom** Three piece suite comprising bath, low level WC and vanity hand wash basin, tiled walls and flooring, upright radiator, and obscure window to the rear aspect.

**Rear Garden** The bungalow sits on a sizeable plot with a beautiful landscaped garden. There is an extensive lawn which has shrub borders, mature fern trees, patio area, two wooden sheds and a green house. The property has gated side access on both sides and is fully enclosed.





Total area: approx. 117.8 sq. metres (1267.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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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.