

Bath Street, Ipswich, Suffolk, IP2 8SD

Offers in excess of: £240,000



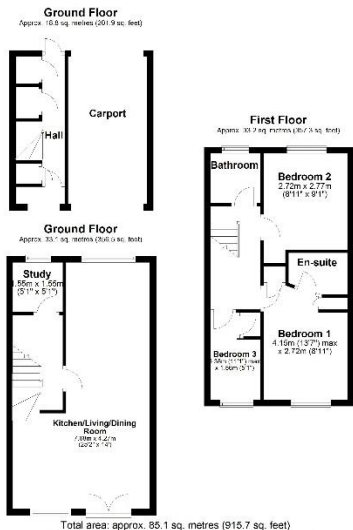
- No Onward Chain
- Modern Mid Terrace House
- Arranged Over Three Floors
- Three Bedrooms
- Two Reception Rooms
- 24ft Kitchen/Living/Dining Room
- Bathroom & En-Suite Shower Room
- Car Port Providing Off-Road Parking
- Low-Maintenance Rear Garden
- Double Glazing & Gas Central Heating

This nicely presented three bedroom mid terrace house, situated towards the south side of Ipswich close to the train station and offering good access out to the A12 and A14 commuter trunk roads, is being sold with no onward chain. This modern property with accommodation arranged over three floors benefits from a double-length car port providing off-road parking for two cars, low-maintenance rear garden, double glazing, and gas central heating.

As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises entrance hall; ground floor cloakroom; first floor landing; impressive 24ft open plan kitchen / living / dining room with Juliet balcony; study; second floor landing; family bathroom; and three bedrooms, one of which has an en-suite shower room.

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. 83.6 sq. metres (915.7 sq. feet)
Although every effort has been made to ensure the accuracy of the floor plans, the measurements of the floor plans are approximate and 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.

Disclaimer

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		95
(81-91)	B	84	
(69-80)	C		
(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	