

14a Ashmere Grove, Ipswich, IP4 2RE



**3** bedrooms  
**2** reception rooms  
Parking

**Freehold**  
Offers in excess of  
**£230,000**  
Subject to contract  
**No onward chain**



Situated on the north-eastern side of the town is this property which has parking, a south-facing rear garden and no onward chain.

# Some details

## General information

Situated on the north-eastern side of Ipswich and within the Northgate High School area is this three bedroom end terrace house which has two reception rooms, first floor bathroom, gas central heating, double glazing, parking and south facing rear garden.

The reception hall has stairs to the first floor and doors off. The kitchen has a window to the front, an extensive range of base and eye-level units, work surfaces and sink with an oven, hob and extractor over along with space for other appliances. The dining room overlooks the garden and adjacent is the sitting room which has understairs storage and double doors opening on to the garden.

The landing has doors off to the three bedrooms and the bathroom. Two of the bedrooms overlook the rear and the bathroom has a white suite of basin, WC and bath with shower over.

### Reception hall

15' 3" x 4' 4" (4.65m x 1.32m)

### Sitting room

13' 10" x 12' 2" (4.22m x 3.71m)

### Kitchen

11' 9" x 7' 5" (3.58m x 2.26m)

### Dining room

14' 4" x 10' 2" (4.37m x 3.1m)

### Landing

#### Bedroom one

12' 2" x 8' 6" (3.71m x 2.59m)

#### Bedroom two

14' 1" x 7' (4.29m x 2.13m)

#### Bedroom three

10' 9" x 6' 10" (3.28m x 2.08m)

#### Bathroom

8' 9" x 5' 4" (2.67m x 1.63m)

## The outside

The front of the property is partly laid to lawn with various shrubs and a driveway providing a parking space.

To the rear is the south-facing garden which is predominantly laid to lawn enclosed by wooden fencing and various shrubs and borders.

## Where?

Ashmere Grove is situated on the north-eastern side of the town with a number of amenities nearby with excellent links to the town centre which has an abundance of shopping facilities, coffee houses, bars and restaurants. Further south is Ipswich's thriving waterfront which has further amenities. It is also situated within the Northgate High School area with a number of primary schools also nearby.

## Important information

Council Tax Band - B

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

EPC rating - E

## Directions

Proceed out of town in an easterly direction along Woodbridge Road staying in the left hand lane. Proceed along and at the brow of the hill take a right turn into Belle View Road, from here take the second left into Ashmere Grove where the property will be found on the right hand side.

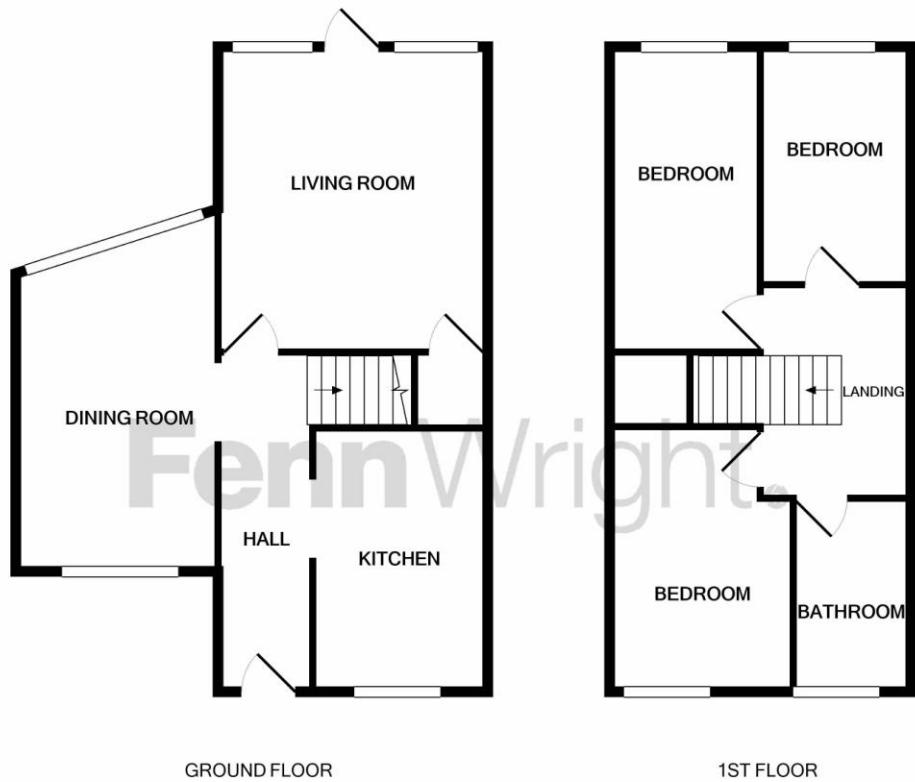
## Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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## Viewing

To make an appointment to view this property please call us on 01473 232 700



To find out more or book a viewing

**01473 232 700**  
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