



Moore Road | Ipswich | IP1 6NP

Asking Price £215,000 Freehold

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# Moore Road, Ipswich, Suffolk, IP1 6NP

CHAIN FREE - A good-sized three-bedroom semi-detached family home located to the popular North-west of Ipswich. Located on a corner plot which subject to planning would allow for a side extension, the existing accommodation comprises, porch, hallway, kitchen-breakfast room with appliances included, lounge and bathroom on the ground floor with landing and three double bedrooms on the first floor. To the outside there is driveway off road parking to the front and to the rear an angular garden mainly laid to lawn with further shaped area and shed to the rear, furthermore there is a sheltered side area which links a brick-built store and WC by doors to the kitchen-breakfast room, front and rear gardens. Items of furniture can be included in the sale if desired. Early viewing is highly recommended.

## DOUBLE GLAZED DOUBLE DOORS TO PORCH

### ENCLOSED PORCH

Light, door to entrance hall.

### ENTRANCE HALL

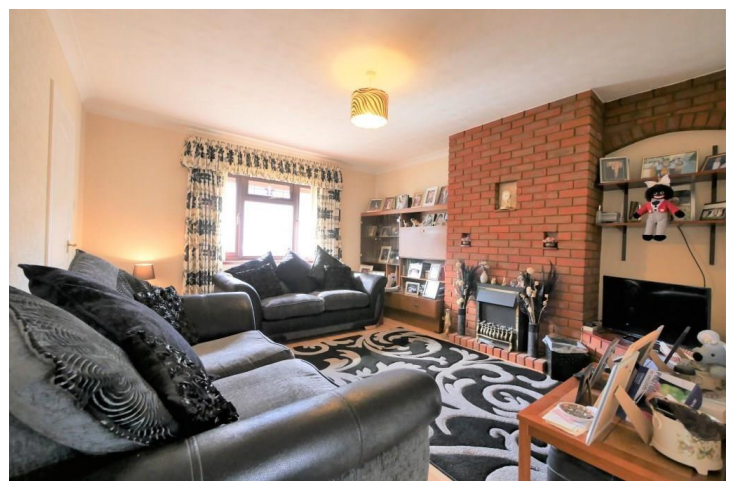
Radiator, wood effect flooring, recess storage under stairs, stairs rising to first floor, telephone point, doors to bathroom and lounge.

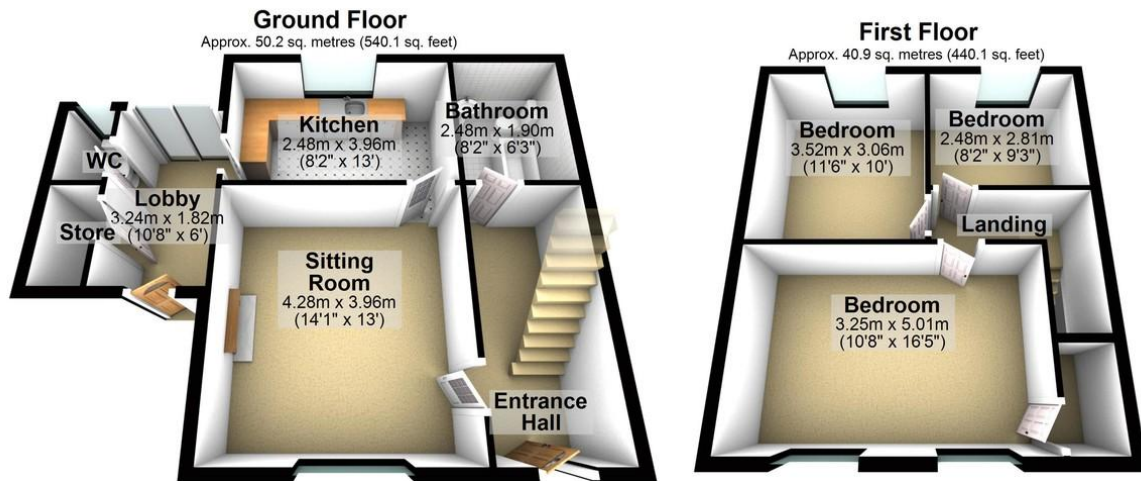
### LOUNGE

13' 11" x 13' (4.24m x 3.96m) Double glazed window to front, radiator, open fireplace with ornamental electric fire, television point, wood effect flooring, door to kitchen-breakfast room.

### KITCHEN/BREAKFAST ROOM

12' 10" x 8' 01" (3.91m x 2.46m) Double glazed window to rear, radiator, a range of base and eye level wood fronted fitted cupboard and drawer units, marble effect rolled edge worktops, inset sink drainer unit with mixer tap, tiled wall, cupboard concealing





Total area: approx. 91.1 sq. metres (980.2 sq. feet)

Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only  
Plan produced using PlanUp.

wall mounted gas fired boiler, tile effect flooring, space for table and chairs, appliances included: electric cooker, washing machine, tumble-dryer and fridge freezer, double glazed door to sheltered side area.

### SHELTERED SIDE AREA

Doors to brick built store and WC, door to front, double glazed patio style door to rear garden.

### BATHROOM

Obscured double glazed window to rear, chrome heated towel rail, panelled bath with electric shower over, low level WC, mounted hand wash basin with mixer tap and cupboard under, tiled walls.

### STAIRS RISING TO FIRST FLOOR

### LANDING

Loft access, doors to.

### BEDROOM ONE

16' 04" x 10' 08" (4.98m x 3.25m) Two double glazed windows to front, radiator, built-in walk in airing cupboard with light housing the hot water

tank.

### BEDROOM TWO

11' 07" x 10' (3.53m x 3.05m) Double glazed window to rear, radiator.

### BEDROOM THREE

9' 03" x 8' 05" (2.82m x 2.57m) Double glazed window to rear, radiator.

### OUTSIDE FRONT

Driveway providing off road parking, low maintenance shingled garden, raised and stocked flower beds, conifers, door to sheltered side area.

### OUTSIDE REAR

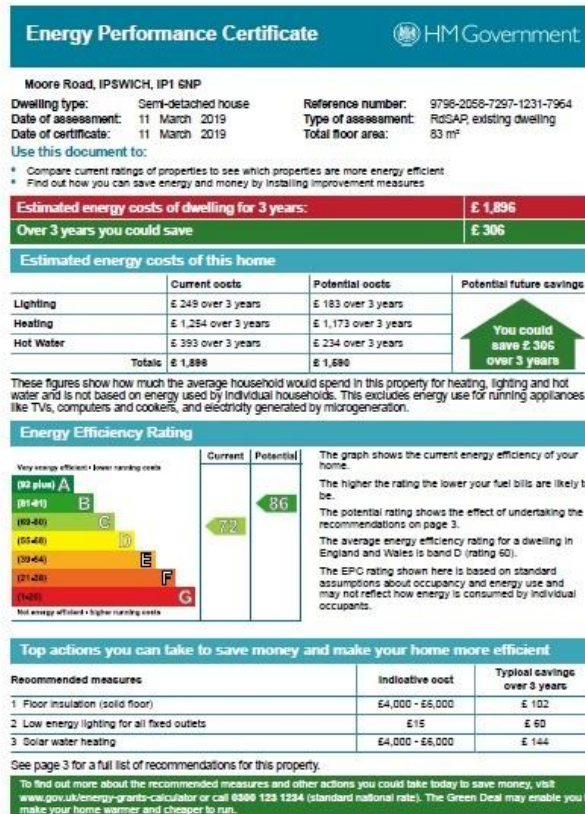
Angular garden mainly laid to mature lawn with further shaped garden to rear, patio, conifers, open outlook.

### IPSWICH BOROUGH COUNCIL

Tax band B - Approximately £1,452.15 PA (2019-2020)

### SCHOOLS

Castle Hill Primary & Ormiston Endeavour High



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