

9 Neath Drive, Ipswich, IP2 9TA



**Freehold**

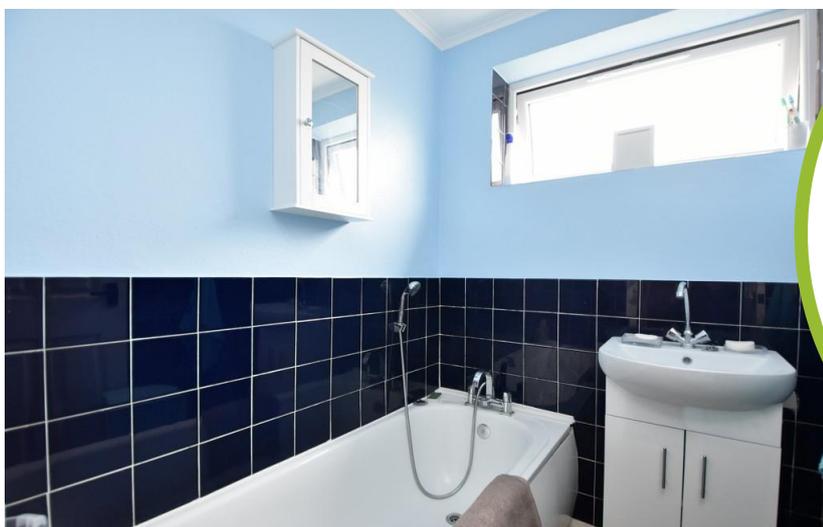
Offers In Excess Of

**£190,000**

Subject to contract

**Garage in block**

**3 bedrooms**  
**2 reception rooms**  
**Bathroom**



Situated on the South west side of the town is this split level house with a garage in a block and double-glazing

## Some details

### General information

Situated on the south west side of the town in an area known locally as Stoke Park is this three bedroom mid terrace split level house. Along with a garage en-bloc the property has double glazed windows, a first floor bathroom and offers excellent access to local shops and amenities.

The entrance hall leads into the sitting room which has an electric fireplace. There are steps down into the dining room which has wood effect floor and sliding patio doors to the rear garden. Adjacent to this is the kitchen which is equipped with a range of base units, wall cupboards, work tops, drawers and has a built-in larder cupboard.

From the sitting room there are further steps up the first floor, but before reaching there is a half landing with access to the main bedroom which has a window overlooking the garden and the bathroom which comprises of a bath and basin and separate WC. From the half landing there are steps up to the two further bedrooms and a built-in cupboard. Bedroom two is a good size double room.

### Entrance hall

4' 8" x 4' 7" (1.42m x 1.4m)

### Sitting room

16' 9" x 11' 1" (5.11m x 3.38m)

### Dining room

12' 10" x 9' 3" (3.91m x 2.82m)

### Kitchen

11' 1" x 7' (3.38m x 2.13m)

### First floor

### Bedroom one

12' 10" x 10' 6" (3.91m x 3.2m)

### Bedroom two

11' 1" x 10' (3.38m x 3.05m)

### Bedroom three

7' 11" x 6' 5" (2.41m x 1.96m)

### Bathroom

5' 6" x 4' 10" (1.68m x 1.47m)

### Separate WC

### The outside

To the front of the property there is a garden which is predominantly laid to lawn.

To the rear of the property there is a garden which is laid to lawn with a patio area and there is rear pedestrian access out to the garage which can be found in a nearby block.

### Where?

The property is situated to the south-west side of the town in an area known locally as Stoke Park. Within easy striking distance is an Asda Superstore which has both a petrol station and pharmacy, there is a further range of local shops, schools and amenities. Ipswich mainline railway station, along with the A12/A14 trunk roads are also within reasonable travelling distance.

### 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 - tbc

Our ref - SDG

### Directions

Leaving Ipswich town centre in a south-westerly direction along Belstead Road. Follow the road around to the left onto Stoke Park Drive and just prior to Asda Superstore turn left into Lanercost Way and then take a left into Neath Drive where the property can be found a short distance down on the left.

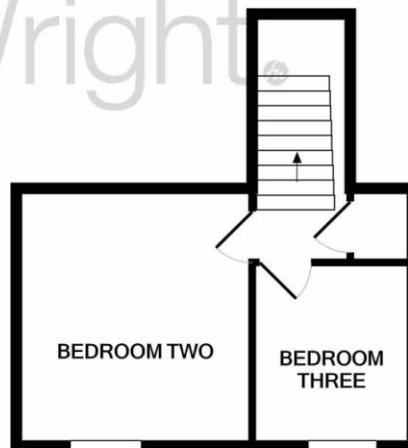
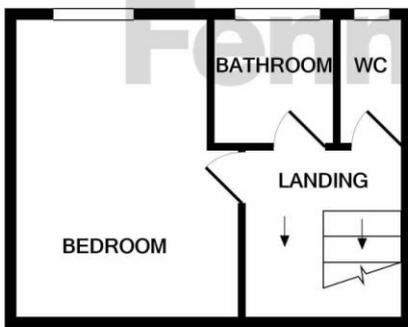
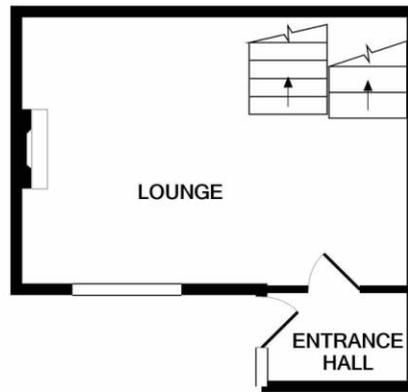
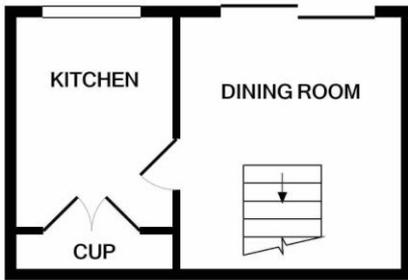
### Further information

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



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To find out more or book a viewing

**01473 232 700**

[fennwright.co.uk](http://fennwright.co.uk)

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