

220 Shel Drake Drive, Ipswich, IP2 9NF



**Freehold**

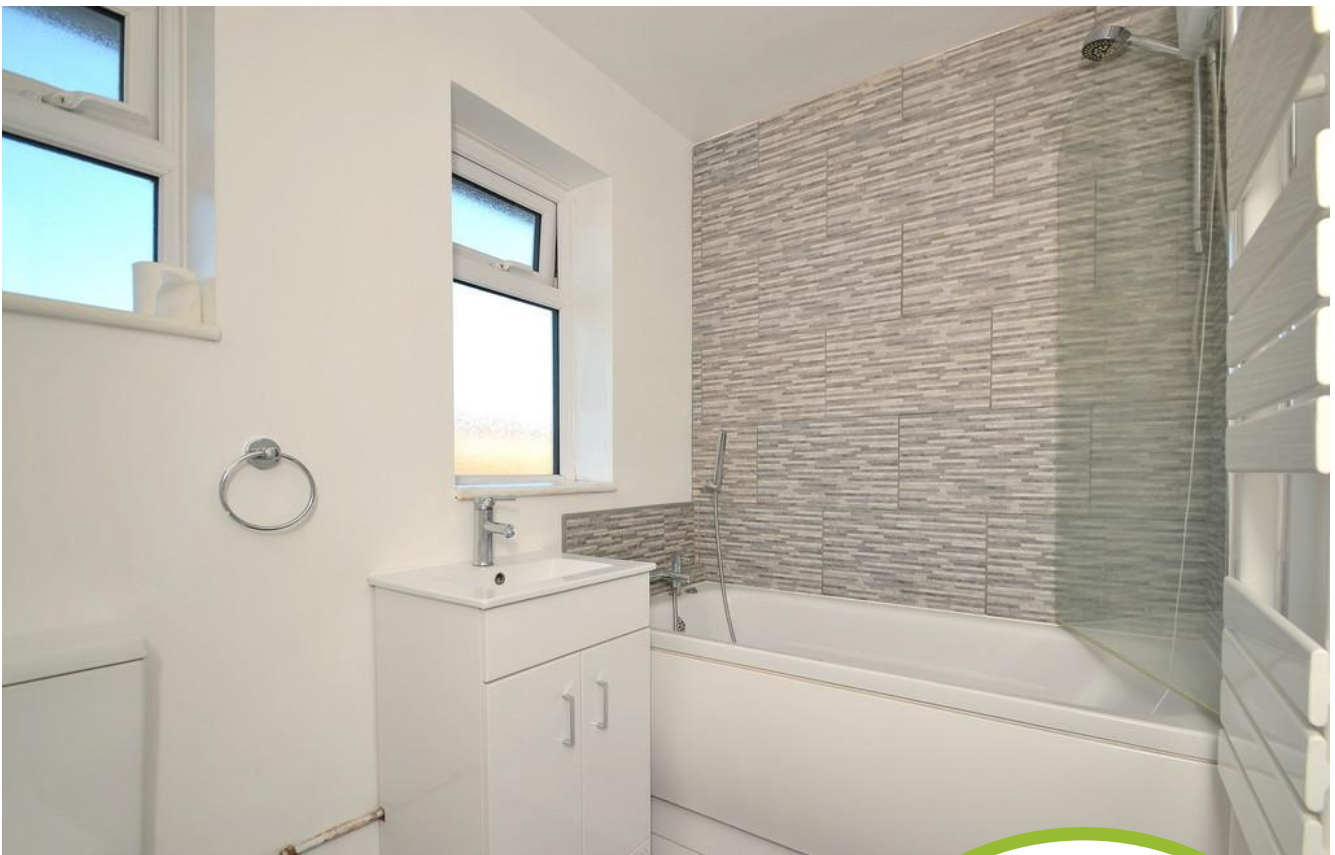
Guide Price

**£220,000**

Subject to contract

**No Onward Chain**

**3** bedrooms  
**1** reception room  
and **1** bathroom



Offered for sale with no onward chain is this ex-Local Authority terrace house. The property has a sitting room and kitchen/dining room.

# Some details

## General information

Offered for sale with no onward chain is this three bedroom ex-Local Authority terrace house. The property has gas central heating (not tested), double glazing and has parking to the front. It is situated within close proximity to a number of local amenities, schooling and has excellent access to the A12/A14.

The reception hall has stairs to the first floor, a storage cupboard and doors off. The sitting room has a window to the front, electric fire and an opening through to the kitchen/dining room. The kitchen area has a range of base and eye-level units, work surfaces, window to the rear overlooking the garden and door to the rear.

The landing provides access to all bedrooms and the family bathroom. Bedrooms one and three are located to the front with bedroom two to the rear. Bedroom one has fitted sliding wardrobes and the family bathroom has a suite comprising a bath with shower over, basin and WC.

## Reception hall

### Sitting room

13' 3" x 11' 7" (4.04m x 3.53m)

### Kitchen/dining room

19' 7" x 8' 4" (5.97m x 2.54m)

## Landing

### Bedroom one

11' 7" x 10' 3" (3.53m x 3.12m)

### Bedroom two

14' x 8' 4" (4.27m x 2.54m)

### Bedroom three

9' 2" x 8' 5" (2.79m x 2.57m)

## Bathroom

7' 4" x 5' 1" (2.24m x 1.55m)

## The outside

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

The rear garden which measures approximately 62ft x 20ft is predominantly laid to lawn with a brick-built storage shed.

## Where?

Sheldrake Drive is located to the south west of Ipswich and local amenities are within easy reach. For the commuter there is easy access to Ipswich mainline railway station with links to London's Liverpool Street along with access to the A12/A14 trunk roads.

## 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 - D

Our ref - JAL

## Directions

From the town centre proceed in a south westerly direction along Princes Street and at the T-junction with the railway station directly ahead, turn right onto Ranelagh Road. At the first set of traffic lights, turn left into Gippeswyk Avenue which in turn leads into Birkfield Drive. Halfway up the hill take the right turning into Hawthorn Drive and at the first roundabout turn left into Mallard Way. Take the first right turning onto Sheldrake Drive and the property will be found on the right hand side.

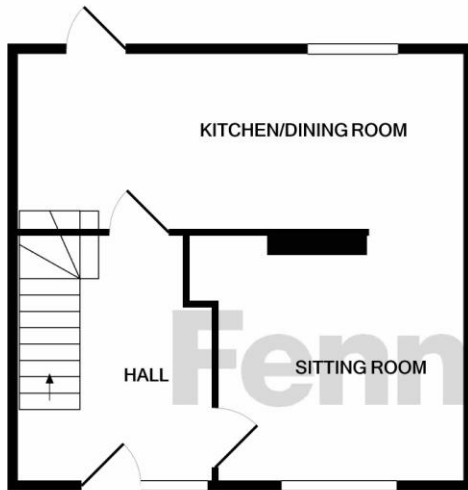
## Further information

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

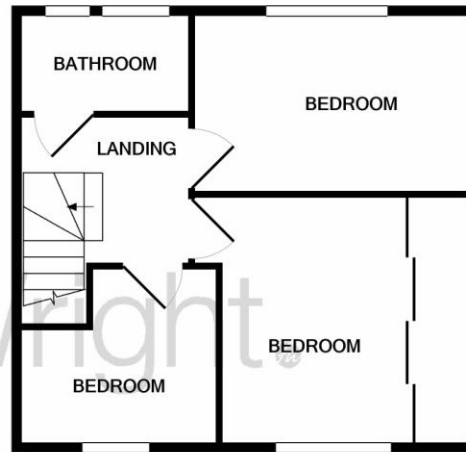
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## Viewing

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



GROUND FLOOR



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To find out more or book a viewing

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