



Canterbury Close | Ipswich | IP2 9YH

Asking Price £230,000 Freehold

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estate agents



# Canterbury Close, Ipswich, IP2 9YH

CHAIN FREE - A well proportioned three bedroom terraced house located to the popular South West of Ipswich, favourably situated within a cul-de-sac and convenient to open spaces, parkland and supermarket. The spacious accommodation briefly comprises; entrance hall, kitchen-diner, lounge and cloakroom on the ground floor with landing, three bedrooms and bathroom on the first floor. To the outside front there is a lawn and pathway to the front door whilst to the rear there is an enclosed South Westerly facing garden consisting of lawn and patio. Further benefits include; predominant double glazing, gas fired central heating via a modern boiler and ample on road parking. Early viewing is highly recommended.



## SHELTERED ENTRANCE

## DOOR TO ENTRANCE HALL

## ENTRANCE HALL

Radiator, recess under stairs, built-in cupboard, double glazed door to rear garden, stairs rising to first floor, doors to.

## KITCHEN-DINER

13' 3" x 11' 7" approx. (4.04m x 3.53m) Double glazed window to front, radiator, range of fitted base and eye level bi-coloured cupboard and drawer units, cupboard concealing modern wall mounted gas fired boiler, granite effect worktops, built-in oven and grill with inset electric hob with extractor over, spaces for fridge-freezer, washing machine and tumble dryer, wood effect flooring, inset ceiling lights.

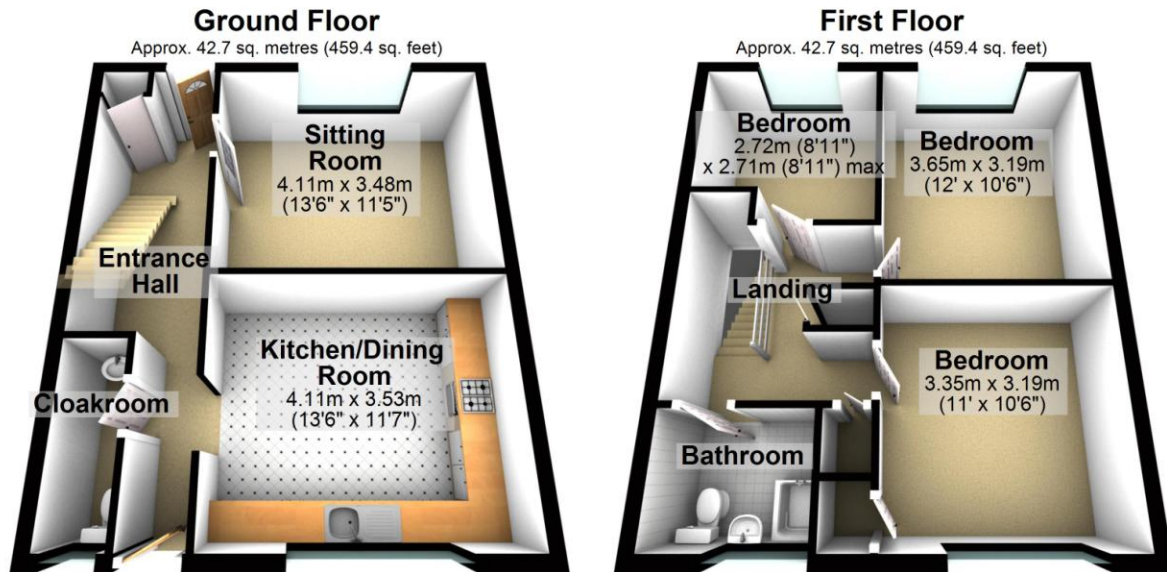
## LOUNGE

13' 3" x 11' 8" approx. (4.04m x 3.56m) Double glazed window to rear, radiator, television, telephone and broadband points.

## CLOAKROOM

Obscured double glazed window to front, close coupled WC, mounted hand-wash basin, part tiled walls.





Total area: approx. 85.4 sq. metres (918.8 sq. feet)

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

## STAIRS RISING TO FIRST FLOOR

### LANDING

Built-in cupboard, loft access, doors to.

### BEDROOM ONE

11' 7" x 10' 6" approx. (3.53m x 3.2m) Double glazed window to front, radiator.

### BEDROOM TWO

11' 8" x 10' 6" approx. (3.56m x 3.2m) Double window to rear, radiator.

### BEDROOM THREE

8' 10" x 8' 11" approx. max. (2.69m x 2.72m) Double glazed window to rear, radiator.

### BATHROOM

Obscured double glazed eye level window to front, radiator, panel enamelled bath with mixer tap and shower attachment, low level WC, pedestal hand-wash basin, part tiled walls.

## OUTSIDE

Front lawn with steps down and path leading to front door. Enclosed South Westerly facing rear garden consisting of lawn, patio and path leading to gated pedestrian access to passageway. Ample on road parking.

## IPSWICH BOROUGH COUNCIL

Tax band B - Approximately £1,564.57 PA (2021-2022).

## SCHOOLS

The Willows Primary and Stoke High.

**Energy performance certificate (EPC)**

Canterbury Close IPSWICH IP2 8YH	Energy rating <b>C</b>	Valid until: 26 November 2031 Certificate number: 9291-1209-2309-4601-1700
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Property type: Mid-terrace house

Total floor area: 85 square metres

**Rules on letting this property**

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

**Energy efficiency rating for this property**

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88   B
69-80	C	73   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## VIEWING STRICTLY BY APPOINTMENT THROUGH YOUR IPSWICH

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