

252 Shel Drake Drive, Ipswich, IP2 9NF



**Freehold**

Guide Price

**£200,000**

Subject to contract

**No onward chain**

2 bedrooms  
Open-plan sitting/dining room  
Kitchen and cloakroom



This two bedroom semi-detached property is situated on the south-western outskirts of the town within easy reach of the A12/A14 trunk roads

## Some details

### General information

Offered with no onward chain is this modern two bedroom semi detached house situated in the popular south-west outskirts of Ipswich with excellent links to the A12/A14 trunk roads. The property has an open-plan sitting/dining room and first floor bathroom. There is gas central heating (not tested), double glazing and parking.

The entrance porch provides access to the open-plan sitting/dining room with windows to the side and front, stairs to the first floor, understair cupboard and a further door to a rear lobby. The rear lobby provides access to the rear garden and cloakroom with WC and basin. The kitchen has a range of base and eye-level units, work tops, electric oven, hob with extractor over, space for washing machine, fridge/freezer and a window to the rear.

The landing provides access to the two bedrooms, bedroom one being located to the front and bedroom two located to the rear, and family bathroom comprising bath with shower over, WC and basin.

### Entrance porch

#### Sitting/dining room

27' 4" x 10' 9" (8.33m x 3.28m)

#### Kitchen

8' 8" x 6' 8" (2.64m x 2.03m)

#### Cloakroom

4' 10" x 3' 3" (1.47m x 0.99m)

### Landing

#### Bedroom one

10' 9" x 9' 10" (3.28m x 3m)

#### Bedroom two

9' 6" x 7' 10" (2.9m x 2.39m)

#### Bathroom

7' x 6' 4" max (2.13m x 1.93m)

### Outside

The property is recessed from the road by a front garden which has been laid to brick pavers to provide parking for two vehicles.

The rear garden is mainly laid to shingle with a patio area. There is a storage shed and side access via a walkway.

### Location

Sheldrake Drive is located to the south-west of the town within easy reach of local shops, schools and supermarkets. For the commuter the Mainline Railway Station with links to London's Liverpool Street and Norwich is easily accessible along with access to the A12 and 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 - tbc

Our ref - RMB

### Directions

Proceed in a south-westerly direction from the town along Princes Street and at the T-junction with Ipswich Railway Station directly ahead turn right onto Ranelagh Road. At the traffic lights take a left into Gippeswyk Avenue which in turn leads into Birkfield Drive. Half way up the hill take a right into Hawthorn Drive and at the roundabout take a left into Mallard Way. Take the first right into Sheldrake Drive and the continue along where the property can be found on the right hand side.

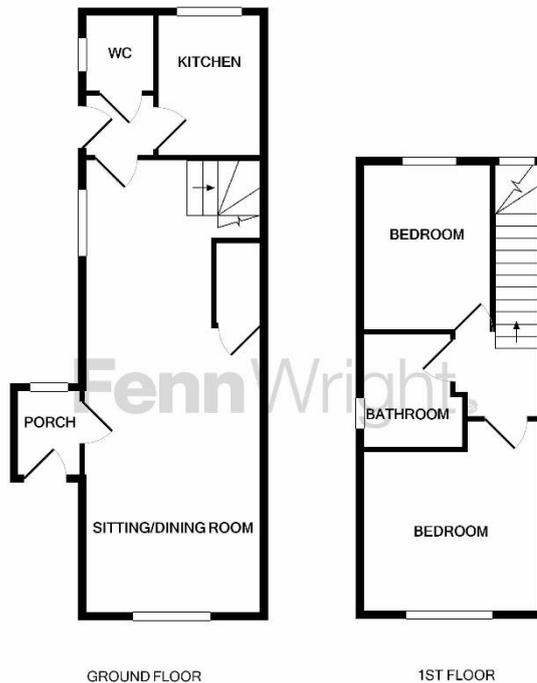
### Further information

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

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

### 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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