



Briarhayes Close | Ipswich | IP2 9AZ

O.I.E.O £230,000 Freehold

Briarhayes Close, Ipswich, IP2 9AZ

We are delighted to be offering for sale this extended 3 bedroom end of terraced property situated to the South West of Ipswich on the sought after Hayes development. Arranged over two floors, the property comprises; entry porch into entry hall, modern fitted kitchen, spacious lounge stepping down to spacious dining area with bifold doors out to rear deck for entertaining, walk in storage room, stairs to first floor leading to two double bedrooms and one single bedroom, modern fitted bathroom suite and established front and rear gardens. The property is within walking distance to Ipswich Railway station.



ENTRANCE PORCH

Covered porch with UPVC door into entry hall.

ENTRANCE HALL

Oak hard wood flooring, radiator, cloak cupboard housing newly fitted gas boiler, doors to kitchen & lounge.



KITCHEN

9' 5" x 7' 5" (2.87m x 2.26m) Comprising matching eye level and base units with roll edge work tops, 4 ring electric hob and oven with stainless steel extractor hood, stainless steel sink and drainer with swan neck mixer tap, plumbing for washing machine and dish washer, space for fridge/freezer, vinyl flooring, double glazed window to front aspect.

LOUNGE

16' 3" x 15' 7" (4.95m x 4.75m) Carpeted flooring, 2 radiators, work station under stairs, stairs to first floor, steps down to dining area.



DINING

13' 1" x 12' 6" (3.99m x 3.81m) Laminate flooring, 2 radiators one traditional and one slim line, double glazed bi fold doors to rear decking, door into side storage room.



WALK IN STORAGE ROOM

8' 11" x 5' (2.72m x 1.52m) Double glazed window to side aspect and double glazed door to rear aspect.

STAIRS

Carpeted stairs leading to carpeted landing, airing cupboard housing hot water cylinder, loft hatch, doors into bedrooms and bathroom.

BEDROOM 1

12' 7" max x 9' 2" (3.84m x 2.79m) Carpeted flooring, double glazed window to front aspect, radiator, 4 door built in wardrobe.

BEDROOM 2

11' 2" x 9' 2" (3.4m x 2.79m) Carpeted flooring, double glazed window to rear aspect, radiator.

BEDROOM 3

7' 10" x 6' (2.39m x 1.83m) Carpeted flooring, double glazed window to rear aspect, radiator.

BATHROOM

6' x 5' (1.83m x 1.52m)

Modern fitted bathroom updated in 2020 comprising

low level WC & hand basin with storage under, bath, floor to ceiling tiled walls, chrome heated towel rail, laminate flooring, extractor fan, double glazed window to front aspect.

OUTSIDE

Well laid out front gardens which is mainly laid to lawn, flower and shrub borders, pathway leading down to property, shared side passageway leading gate into rear garden which is mainly laid to lawn with flower and shrub borders, garden shed, steps up to decking for entertaining, gardens are enclosed by close board and panel fencing.

COUNCIL

Ipswich Borough Council
Council tax band (B) £1,564.57

NEAREST SCHOOLS

Hillside primary school and Stoke High school.

SERVICES

We understand all mains services are connected.

Energy performance certificate (EPC)																																		
Briarhayes Close IPSWICH IP2 9AZ	Energy rating C	Valid until: 8 December 2031 Certificate number: 1118-0158-4002-0002-8886																																
Property type Semi-detached house																																		
Total floor area 91 square metres																																		
Rules on letting this property <p>Properties can be rented if they have an energy rating from A to E.</p> <p>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).</p>																																		
Energy efficiency rating for this property <p>This property's current energy rating is C. It has the potential to be B.</p> <p>See how to improve this property's energy performance.</p> <table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr><td>92+</td><td>A</td><td></td><td></td></tr> <tr><td>81-80</td><td>B</td><td></td><td></td></tr> <tr><td>69-68</td><td>C</td><td></td><td></td></tr> <tr><td>55-54</td><td>D</td><td></td><td></td></tr> <tr><td>39-34</td><td>E</td><td></td><td></td></tr> <tr><td>21-18</td><td>F</td><td></td><td></td></tr> <tr><td>1-10</td><td>G</td><td></td><td></td></tr> </tbody> </table> <p>The graph shows this property's current and potential energy efficiency.</p> <p>Properties are given a rating from A (most efficient) to G (least efficient).</p> <p>Properties are also given a score. The higher the number the lower your fuel bills are likely to be.</p> <p>For properties in England and Wales:</p> <p>the average energy rating is D the average energy score is 60</p>			Score	Energy rating	Current	Potential	92+	A			81-80	B			69-68	C			55-54	D			39-34	E			21-18	F			1-10	G		
Score	Energy rating	Current	Potential																															
92+	A																																	
81-80	B																																	
69-68	C																																	
55-54	D																																	
39-34	E																																	
21-18	F																																	
1-10	G																																	



**VIEWING STRICTLY BY APPOINTMENT
THROUGH YOUR IPSWICH**

01473 289333
www.your-ipswich.co.uk

Property Misdescriptions Act 1991. Your Ipswich Estate Agents Limited has not tested any electrical items or appliances, nor any plumbing or heating systems and, therefore, cannot testify that they are operational. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract. All description, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Unless otherwise stated all prices and rents are quoted exclusive of VAT. All negotiations are to be conducted through Your Ipswich Estate Agents Limited. SUBJECT TO CONTRACT.

125 Dale Hall Lane, Ipswich IP1 4LS
Email: sales@your-ipswich.co.uk