



Briarhayes Close | Ipswich | IP2 9AZ

O.I.E.O £230,000 Freehold

 **your ipswich**
estate agents

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.



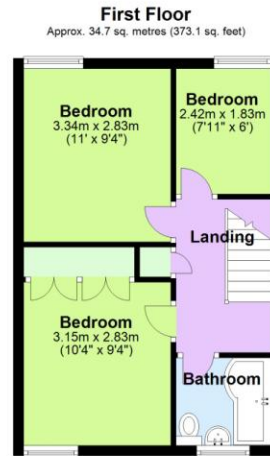
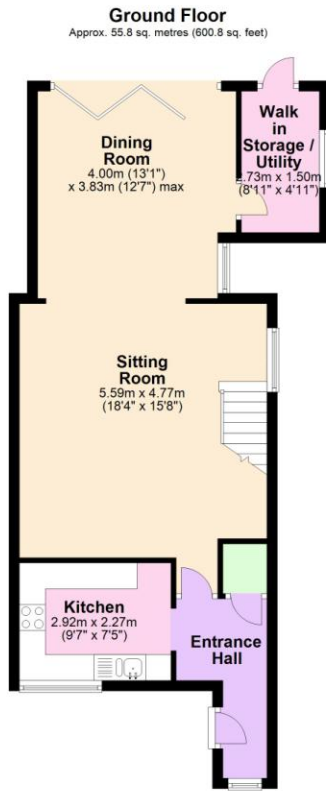
LOUNGE

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.





Total area: approx. 90.5 sq. metres (973.9 sq. feet)
Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only
Plan produced using PlanUp.

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 IRSWICK IP2 9AZ	Energy rating C	Valid until: 8 December 2031 Certificate number: 1118-6138-4002-0002-8898

Property type

Total floor area

Certificate number: 1118-0138-4002-0002-8698

Semi-detached house

91 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).

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<p>Energy efficiency rating for this property</p> <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>	<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>
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[See how to improve this property's energy performance.](#)



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

For properties in England and Wales:



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