

34 Trent Road, Ipswich, IP3 0QL



Freehold

Guide Price

£280,000

Subject to contract

No onward chain

3 bedrooms
2 reception rooms
Parking



Situated on the popular Rivers development to the south-east of Ipswich is this three bedroom semi-detached house offered for sale with no onward chain.

Some details

General information

Located on the Rivers Development to the south-east of Ipswich is this double-bay fronted three bedroom semi-detached house. The property is offered for sale with no onward chain and has two reception rooms, double glazing, gas central heating (not tested), parking and storage garage.

The reception hall has stairs to the first floor, understairs cupboard and doors off. The sitting room has a bay window to the front, fireplace and surround. The dining room is located to the rear with patio doors to the garden. The kitchen has a range of base and eye-level units, work tops, sink, electric oven, hob, extractor hood and space for washing machine and tumble dryer. There is a door leading to the cloakroom with WC.

The landing has window to the side and doors to all bedrooms, the family bathroom and WC. The main bedroom has a bay window to the front and a fireplace. Bedroom two is located to the rear and also has a fireplace. The bathroom comprises a window to the side, bath with shower over and a basin. There is a separate WC with window to the side.

Reception hall

Sitting room

14' 6" into bay x 13' (4.42m x 3.96m)

Dining room

11' 11" x 10' 11" (3.63m x 3.33m)

Kitchen

17' max x 7' 11" max (5.18m x 2.41m)

Cloakroom

Landing

Bedroom one

14' 6" into bay x 11' 9" (4.42m x 3.58m)

Bedroom two

11' 11" x 11' 9" (3.63m x 3.58m)

Bedroom three

7' 10" x 7' 2" (2.39m x 2.18m)

Bathroom

7' x 5' 6" (2.13m x 1.68m)

Separate WC

4' 2" x 2' 9" (1.27m x 0.84m)

Outside

To the front of the property there is hard standing providing parking for several cars and access to the storage garage. There is side access to the rear garden.

The rear garden is a small patio area and the remainder laid to lawn.

Location

Trent Road is located on the south-eastern side of Ipswich and being a short walk to a local parade of shops. The Waterfront and town centre are also close by which offers a range of shopping facilities, coffee houses, bars and restaurants. There are further amenities nearby including John Lewis and Waitrose. Holywells and Landseers Parks are within easy access.

Important information

Council Tax Band - C

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

EPC rating - D

Our ref - RMB

Directions

Proceed out of town along Crown Street joining Woodbridge Road, get into the right hand lane and turn right into Argyle Street keeping in the left hand lane. Proceed over the traffic lights and onto Grimwade Street and then into Fore Hamlet. Proceed up Bishops Hill and take a right turn onto Nacton Road. Take a right turn into Clapgate Lane and then the first left into Cliff Lane. Take the next left turn onto Lee Road, a left into Severn Road and then the second right hand turn into Trent where after a short distance the property can be found on the right hand side.

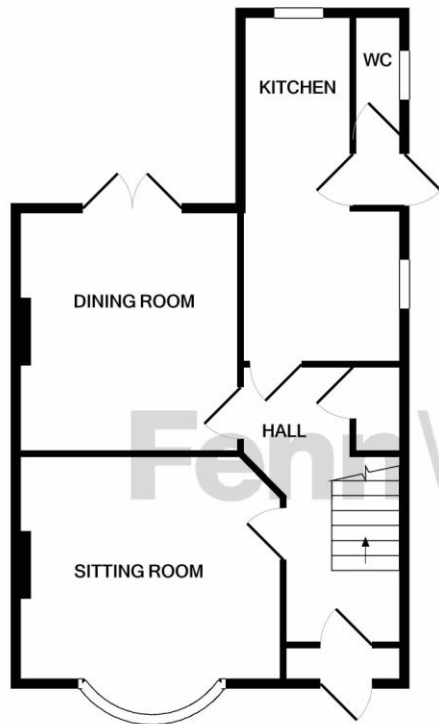
Further information

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

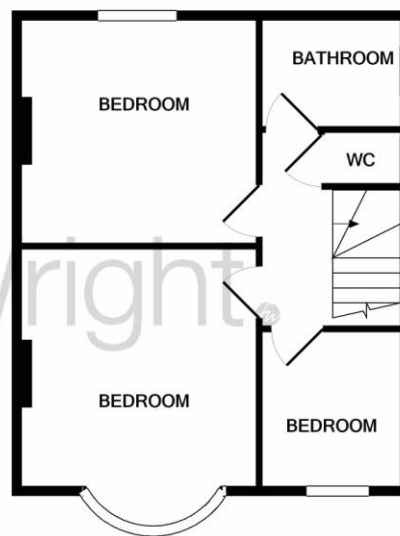
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Viewing

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