

43 St. Augustines Gardens, Ipswich, IP3 8NS



**Freehold**  
Guide Price  
**£330,000**  
Subject to contract  
**No onward chain**

**2** bedrooms  
Sitting room  
Garage and parking



Offered with no onward chain is this detached bungalow located in a quiet close to the east side of Ipswich with a west facing garden.

# Some details

## General information

Located within a quiet close to the East side of Ipswich is this two bedroom detached bungalow that is offered with no onward chain. The accommodation includes sitting room, kitchen/dining room, bathroom and conservatory. It is also double glazed, has gas central heating (not tested), a detached garage and ample parking.

The entrance porch leads to the reception hall which has doors off. The sitting room has a double aspect with bay window to the front and two windows to the side along with a fireplace with inset gas fire. The kitchen/dining room has a window and door to the side along with a window overlooking the garden, there is a range of base and eye-level units, work surfaces, sink, space for cooker with extractor over along with space for further appliances.

Bedroom one has a bay window to the front and bedroom two overlooks the rear with French doors opening to the conservatory which has a tiled floor and patio doors opening to the garden. The family bathroom has window to the rear and a suite of bath with shower over, basin and WC.

## Reception hall

### Sitting room

14' into bay x 13' 11" (4.27m x 4.24m)

### Kitchen/dining room

15' x 9' (4.57m x 2.74m)

### Bedroom one

13' 7" into bay x 11' 11" (4.14m x 3.63m)

### Bedroom two

10' 11" x 10' 8" (3.33m x 3.25m)

### Conservatory

10' 8" x 9' 1" (3.25m x 2.77m)

### Bathroom

8' 3" x 5' 7" (2.51m x 1.7m)

## Outside

The front garden has been predominantly block-paved to provide parking for numerous vehicles. There is a small lawned area with flower and shrub borders. The driveway leads to the detached garage with up/over door.

The rear garden has a patio to the immediate rear of the bungalow with the remainder of the garden laid to lawn. The garden is enclosed by fencing and has a westerly aspect.

## Location

St Augustines Gardens is located on the eastern outskirts of Ipswich with shops and amenities close by along with retail parks and superstores, including Waitrose, John Lewis and Sainsburys/

## Important information

Council Tax Band - D

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

Tenure - Freehold

EPC rating - D

Our ref - SHA

## Directions

Leave Ipswich town centre in an easterly direction along St. Helen's Street and at the first set of traffic lights turn right into Grove Lane. Proceed up the into Foxhall Road and continue straight over the traffic lights and proceeding to the roundabout taking the third exit into Bixley Road and then second right into St. Augustine's Gardens. Follow the road round and the property can be found on the left hand side identified by a Fenn Wright boards.

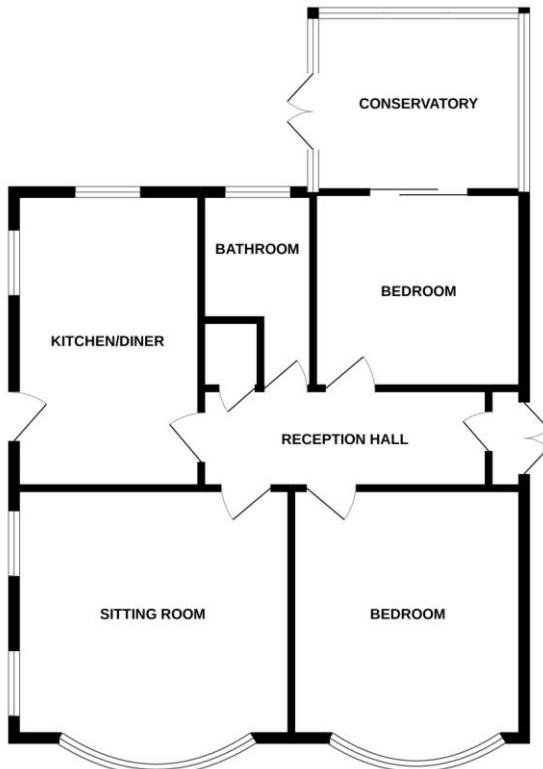
## Further information

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

To make an appointment to view this property please call us on 01473 232 700



To find out more or book a viewing

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