

1 Southgate Road, Ipswich, IP8 3SJ



Freehold

Guide Price

£295,000

Subject to contract

No onward chain

3 bedrooms
Sitting room, dining area
Conservatory
Bathroom and en-suite



Situated in the Pinewood area on the south western outskirts of the town and offered with no onward chain is this detached house with a south facing garden.

Some details

General information

Situated on the south-western outskirts of the town and within the Pinewood area is this three bedroom detached house. The property is offered with no onward chain and has a south facing garden, parking and garage.

The entrance porch has door into the sitting room with window to the front, stairs to the first floor and opening to the dining area. The dining area has patio doors to the conservatory and a door to the kitchen which has a range of contemporary base and eye-level units, work surface and sink. There is an integrated oven and hob with space for all other appliances, there is a window to the rear and a door to the conservatory which overlooks the rear garden.

The landing has doors off to three bedrooms, two of which are doubles, and the main bedroom has built-in wardrobes and door to en-suite with shower, basin and WC. The family bathroom has a bath, WC and basin.

Entrance porch

Sitting room

14' 4" x 10' 9" (4.37m x 3.28m)

Dining area

10' 8" x 8' 3" (3.25m x 2.51m)

Kitchen

11' 5" x 8' 2" (3.48m x 2.49m)

Conservatory

14' 1" x 9' (4.29m x 2.74m)

Landing

Bedroom one

9' 8" x 8' 3" (2.95m x 2.51m)

Ensuite

8' 3" x 3' (2.51m x 0.91m)

Bedroom two

11' x 8' 1" (3.35m x 2.46m)

Bedroom three

8' 2" x 8' (2.49m x 2.44m)

Bathroom

8' 2" x 5' 9" (2.49m x 1.75m)

Outside

The front of the property has been laid to block paving to provide parking for two cars which in turn leads to a single integral garage, measuring 17'5 x 8'2, with up and over door to the front. There is access to the rear.

The rear garden enjoys a south facing aspect with an extensive patio area to the immediate rear of the property with an area laid to lawn, enclosed by wooden fencing and a wooden shed.

Location

The property is situated on the south western side of Ipswich providing easy access to the town centre and A12/A14. There are shopping parades close by in addition to a retail park incorporating a national supermarket. There are primary and high schools close by and St. Joseph's College.

Important information

Council Tax Band - C

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

Tenure - Freehold

EPC rating - D

Our ref - CJJ

Agents note

Please note there are number of water heating solar panels which can reduce energy costs.

Directions

Head out of a town in a westerly direction along Handford Road and London Road, continuing along London Road with Chantry Park on the right hand side. Proceed over the next set of traffic lights towards the Copdock Interchange. At the roundabout turn left into Scrivener Drive take the first right into Cottingham Road and continue taking the third turning on the left into Wilding Road and left again into Southgate Road. The property can be found on the left hand side identified by a Fenn Wright board.

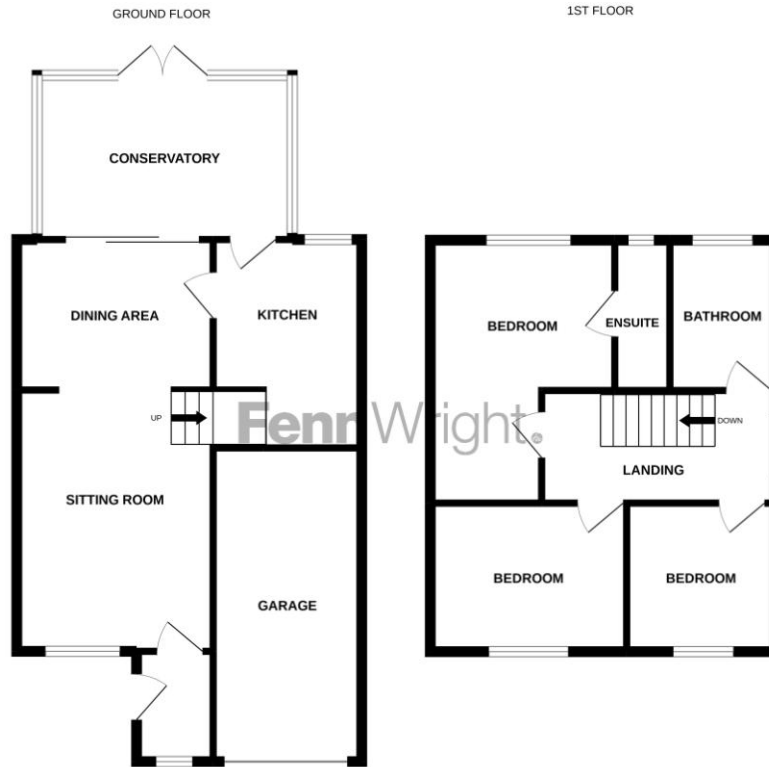
Further information

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

01473 232 700

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