

63 Clapgate Lane, Ipswich, IP3 0RB



Freehold
Offers in excess of
£280,000
Subject to contract
South-East Ipswich

3 bedrooms
Sitting/family room
Kitchen/dining room



This extended three bedroom double bay semi-detached house is located to the South-East of Ipswich town centre.

Some details

General information

Situated on the south-eastern outskirts of Ipswich and provides excellent links to the A12/A14 and a number of local amenities including John Lewis and Waitrose is this three bedroom double bay semi-detached house.

The property has an extended kitchen/dining room along with a separate sitting/family room. It also has gas central heating (not tested), double glazing and parking for two cars.

The accommodation comprises a reception hall with stairs to the first floor and doors off. The sitting/family room has a bay window to the front, original wooden floors, a cast iron fireplace and door leading to the kitchen/dining room. The kitchen/dining room has windows to the side and to the rear as well as a door onto the garden. The kitchen has a range of base and eye-level units, work surfaces and sink, there is a range cooker as well as space for other appliances.

The first floor landing has doors off to three bedrooms, two of which are doubles and the master bedroom having a bay window and built-in wardrobes. The family bathroom has suite basin, bath, WC and shower.

Reception hall

Sitting/family room

22' 9" x 10' 4" Max (6.93m x 3.15m)

Kitchen/dining room

16' 9" Max x 17' Max (5.11m x 5.18m)

Landing

Bedroom one

10' 9" x 10' 5" (3.28m x 3.18m)

Bedroom two

11' 2" x 10' 9" (3.4m x 3.28m)

Bedroom three

7' 3" x 5' 9" (2.21m x 1.75m)

Bathroom

7' 8" x 5' 6" (2.34m x 1.68m)

Outside

The front of the property is predominately laid to block paving providing parking for two cars. There is also a path leading to the front door.

The rear garden is predominately laid to lawn with a small patio area to the back of the house as well as a summer house at the bottom of the garden.

Where?

Clapgate Lane is situated to the South-east side of Ipswich. The area is well served by a local parade of shops and there is excellent links to the town centre and waterfront offering a fantastic range of shopping facilities, coffee houses, bars and restaurants. For the commuter Ipswich mainline railway station and the A12/A14 are both within easy reach.

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 - TBC

Directions

Leaving Ipswich on the South-east side of the town along the one-way system, head towards Suffolk University. Continue over the traffic lights until reaching Fore Hamlet which joins Bishops Hill. At the crest of the hill fork right into Nacton Road and onto Clapgate Lane and the house will be found on the left-hand side before the turning to Powling Road.

Further information

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

fennwright.co.uk

Viewing

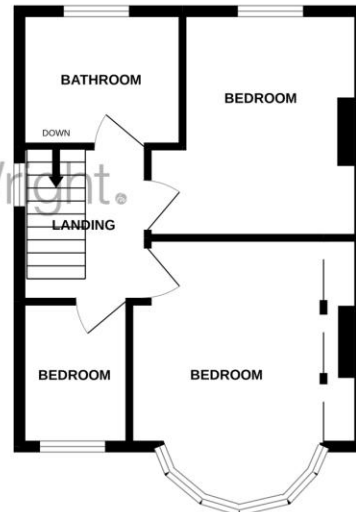
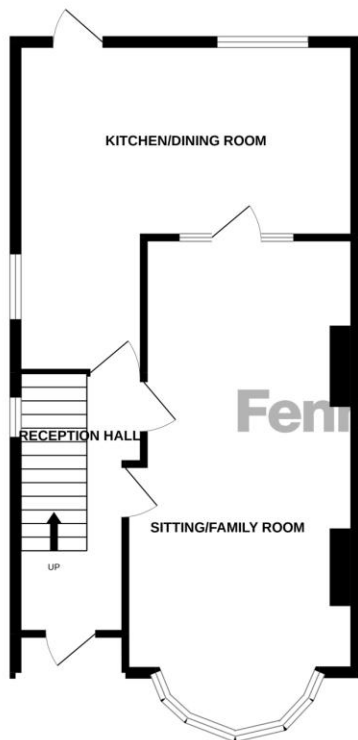
To make an appointment to view this property please call us on 01473 232 700



GROUND FLOOR



1ST FLOOR



To find out more or book a viewing

01473 232 700

fennwright.co.uk

Fenn Wright is East Anglia's leading, independently owned firm of chartered surveyors, estate agents and property consultants.

- Residential and Commercial Sales and Lettings
- Development, Planning and New Homes
- Farms & Estates Agency and Professional Services
- Water & Leisure Agency and Professional Services
- Mortgage valuations

Consumer Protection Regulations 2008

Fenn Wright has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition, necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with Consumer Protection Regulations 2008, which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase please contact us and we will make every effort to be of assistance.

Fenn Wright, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Fenn Wright confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Fenn Wright. Referral commission (where received) is in the range of £15 to £750.

Fenn Wright is a Limited Liability Partnership, trading as Fenn Wright. Registered in England under no. OC431458. Registered office: 1 Tollygate East, Stanway, Colchester, Essex, CO3 8RQ. A list of members is open to inspection at our offices.

