

83 Fairfield Road, Ipswich, IP3 9LB



**Freehold**

Offers in excess of

**£280,000**

Subject to contract

**Corner plot**

**3 bedrooms**  
**1 reception room**  
**and 1 bathroom**



Situated on the popular south-east side of Ipswich is this semi-detached house with garage and parking.

# Some details

## General information

Situated on the popular south-east side of Ipswich is this three bedroom semi-detached house with garage and parking. The property occupies a corner plot and has the addition of an extended kitchen and first floor bathroom. There is a local parade of shops nearby along with the A12/A14 and town centre being easily accessible.

The reception hall has stairs to the first floor and doors off. The sitting/dining room has a fireplace, window to the front and patio doors to the rear garden. The kitchen has windows to the rear and side, a door to the garden, matching base and eye-level units, sink, work surfaces and space for appliances.

The landing has doors off to three bedrooms and the family bathroom with window to the rear with a suite of bath with shower over, WC and basin.

## Reception hall

### Sitting/dining room

23' 8" x 10' 6" (7.21m x 3.2m)

### Kitchen

16' 1" x 8' 7" max (4.9m x 2.62m)

## Landing

### Bedroom one

11' 8" x 10' 5" (3.56m x 3.18m)

### Bedroom two

11' 6" x 8' 6" + wardrobe (3.51m x 2.59m)

### Bedroom three

7' 8" x 5' 8" (2.34m x 1.73m)

## Bathroom

5' 6" x 5' 5" (1.68m x 1.65m)

## Outside

To the front of the property there is block paving providing parking and access to garage with up/over door and side access to the rear.

The rear garden has a patio area with the remainder mainly laid to lawn.

## Location

Fairfield Road is situated on the south-eastern outskirts of the town with a number of amenities nearby including a parade of shops. Ipswich town centre and the Waterfront are a short drive away offering an abundance of bars, coffee houses and shopping facilities. For the commuter there is access to the A12/A14 and mainline railway station providing a service to London Liverpool Street.

## Important information

Council Tax Band - B

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

Tenure - Freehold

EPC rating - D

Our ref - RMB

## Directions

Leaving Ipswich town along Crown Street proceed up onto Woodbridge Road and bear right onto Argyle Street. At the traffic proceed straight over onto Grimwade Street keeping in the left hand lane and proceed into Fore Street. Proceed up Bishops Hill passing Holywells Park on the right and take the right into Nacton Road. Continue along Nacton Road and take a right into Benacre Road, just prior to the Tesco Express. From here take the second left into Fairfield Road and proceed for some distance and the property can be found on the left 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

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



GROUND FLOOR



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