

319 Clapgate Lane, Ipswich, IP3 0RT



**Freehold**

Offers in excess of

**£260,000**

Subject to contract

**No onward chain**

3 bedrooms  
Sitting room, sunroom  
Kitchen/dining room



Situated on a corner plot to the south-east side of town is this semi-detached house offering garage, parking and a sunroom.

## Some details

### General information

Found in the sought after south eastern side of Ipswich, in the IP3 postcode, is this extended three bedroom semi-detached house offered for sale with no onward chain. The property includes a first floor bathroom and WC, with two separate reception rooms, and a kitchen/dining room.

The entrance porch leads into the entrance hall with stairs to the first floor and doors off. The sitting room has a bay window to the front. The kitchen/dining room comprises base and eye-level units, sink, work tops, space for appliances and windows to the rear and side along with a door to rear accessing the sun room. The sun room has windows to side and rear along with a door to the side providing access to the rear garden.

The landing has a window to the side and access to all rooms. Bedrooms one and three are located to the front and bedroom two is located to the rear. The bathroom comprises a bath, basin and tiled surrounds. The separate WC has a window to the side.

### Entrance porch

### Reception hall

### Sitting room

15' 9" x 11' 10" (4.8m x 3.61m)

### Kitchen/dining room

17' 8" x 9' 4" (5.38m x 2.84m)

### Sun room

16' 6" x 8' (5.03m x 2.44m)

### Landing

### Bedroom one

13' 7" x 9' 11" (4.14m x 3.02m)

### Bedroom two

11' 10" x 11' 1" (3.61m x 3.38m)

### Bedroom three

7' 6" x 7' 6" (2.29m x 2.29m)

### Bathroom

6' 4" x 5' 4" (1.93m x 1.63m)

### WC

4' 1" x 3' 9" (1.24m x 1.14m)

### Outside

To the front of the property is block paving providing parking and a spacious laid to lawn area with access to the garage with up/over door and side access.

The gardens include a side garden has wooden panel fencing, border and laid to lawn whilst the rear garden has been block paved.

### Location

Clapgate Lane is located to the south-east of Ipswich providing excellent links to the A12/A14. There are regular bus services into the town centre which offers a range of shopping facilities, bars and restaurants. Also nearby is John Lewis and Waitrose. For the commuter Ipswich mainline railway is easily accessible with links to London's 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 - E

Our ref - RMB

### Directions

Leave Ipswich town centre along Crown Street and proceed onto Woodridge Road. From here bear right into Argyle Street and proceed straight over at the traffic lights into Grimwade Street keeping in the left lane. Follow the road round onto Fore Hamlet and proceed up onto Bishops Hill passing Holywells Park on the right. Take a right into Nacton Road and continue passing the shops on the right. At the roundabout take a right onto Landseer Road and proceed along until the next lights taking a left onto Clapgate Lane. Proceed along passing the library and the property can be found on the left 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.

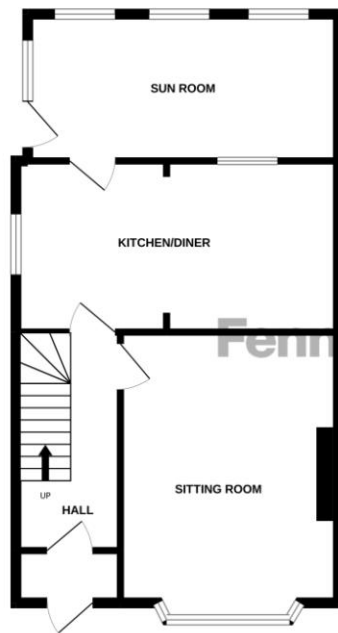
[fennwright.co.uk](http://fennwright.co.uk)

### Viewing

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



GROUND 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.

