

1a Lakeside Road, Ipswich, IP2 9QA



**Leasehold**

Guide Price

**£130,000**

Subject to contract

**No onward chain**

**2 bedrooms**  
**1 reception room**  
**and 1 bathroom**



Offered with no onward chain is this maisonette which has off road parking and its own rear garden

# Some details

## General information

Situated to the south-west side of the town is this two bedroom first floor maisonette which comes with parking, own private garden and is offered with no onward chain. Along with being conveniently situated for a range of local amenities including the A12/A14 trunk roads the maisonette also has double glazed windows and gas central heating.

The entrance hall has stairs up to the first floor which has a window to the side and a built-in cupboard. The sitting room is located to the front and has an opening into the kitchen which is well-equipped with a range of base units, wall cupboards, work tops and drawers.

Bedroom one is located to the rear and has a built in wardrobe. Bedroom two is also located to the rear. The family bathroom comprises a bath, basin and WC.

## Entrance hall

## Landing

## Sitting room

12' 11" x 11' 5" (3.94m x 3.48m)

## Kitchen

7' 7" x 7' 1" (2.31m x 2.16m)

## Bedroom one

12' x 10' 4" (3.66m x 3.15m)

## Bedroom two

9' 6" x 6' 11" (2.9m x 2.11m)

## Bathroom

6' 4" x 5' 1" (1.93m x 1.55m)

## Outside

To the front of the property there is a car space.

To the rear is a garden which is predominantly laid to lawn with an outside store.

## Location

The property is situated on the south-west side of the town within easy access to a range of local shops, schools and supermarkets. The A12/A14 trunk roads are also within easy striking distance as is Ipswich town centre with its Mainline Railway Station that offers a service to London's Liverpool Street.

## Important information

Council Tax Band - A

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

Tenure - Leasehold

EPC rating - D

Our ref - SDG

## Lease information

Length of lease - new 125 year lease from 2022

Ground rent - to be confirmed

Service charge- to be confirmed

Subject to confirmation from the management company and/or, these charges are for the current year and maybe subject to change.

## Directions

Leaving Ipswich town centre in a south-westerly direction along Princes Street, at the traffic lights with Ipswich Mainline Railway Station directly in front of you turn right. At the next traffic lights turn left into Ancaster Road and follow the road around to the right and then the left up onto Birkfield Drive. From here take a right into Hawthorn Drive and follow this along passing the parade of local shops on the left. Take a left into Gannet Road and then a right into Sheldrake Drive taking the first right into Dunlin Road. From here turn right into Lakeside Road where the property can be found immediately on the left identified by a Fenn Wright board.

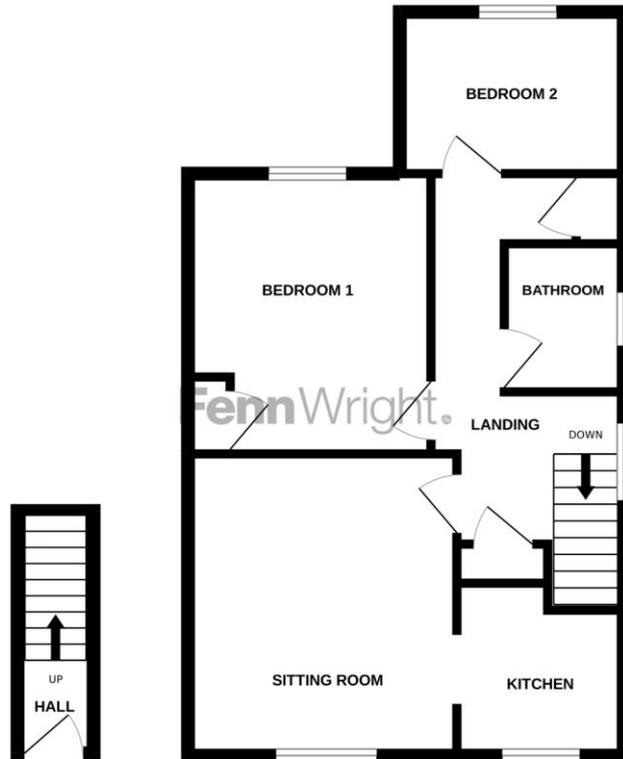
## Further information

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



To find out more or book a viewing

**01473 232 700**

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