

43 Temple Road, Ipswich, IP3 8PB



**Freehold**

Guide price

**£260,000**

Subject to contract

**Well presented**

**3 bedrooms**  
Sitting room, sun room  
Parking and garage





Situated on the desirable outskirts of East Ipswich three bedroom semi-detached house within the Copleston High School area.

# Some details

## General information

Located in the desirable East Ipswich is this well-presented three bedroom semi-detached house which falls within the Copleston High School area. The property offers two reception rooms, double glazing, gas central heating, a garage and parking.

The reception hall has stairs to the first floor, cupboard and doors off. The kitchen has a window to the front, matching base and eye-level units, sink, work tops, space for cooker, extractor hood along with space for further appliances. The sitting room has a window to the side, multi-fuel burner and double doors leading to the sun room which has windows to rear and side along with a door to the rear garden. The bathroom has a window to the side, a bath with shower over, basin and WC plus a cupboard under the stairs.

The landing has a window to the side and provides access to the three bedrooms. The landing has a window to the side and provides access to the three bedrooms. Bedrooms one and three have a reduced head height and bedroom two has a built-in cupboard.

## Reception hall

### Kitchen

10' 4" x 7' 7" (3.15m x 2.31m)

### Sitting room

16' 8" x 12' 2" (5.08m x 3.71m)

### Sun room

14' 6" x 7' 6" (4.42m x 2.29m)

### Bathroom

7' 8" max x 5' 5" (2.34m x 1.65m)

## Landing

### Bedroom one

13' 4" x 8' 2" (4.06m x 2.49m)

### Bedroom two

9' 9" x 8' 10" (2.97m x 2.69m)

### Bedroom three

7' 4" x 6' 10" (2.24m x 2.08m)

## Outside

To the front of the property it is laid to lawn with a hardstanding area providing parking. There are gates leading to further parking and the garage, with power/lighting and measuring 18' 4" x 8' 4".

The rear garden is predominantly laid to lawn and enclosed by fencing.

## Location

Temple Road is on the eastern outskirts of Ipswich within the Copleston High School area and provides excellent links to a number nearby amenities including John Lewis, Waitrose and Sainsburys. For the commuter the A12/A14 are also within easy distance and Ipswich town centre offers further shopping facilities, coffee houses, bars and restaurants.

## 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

Our ref - RMB

## Directions

From Ipswich town centre proceed in an easterly direction along Foxhall Road and at the Derby Road traffic lights proceed straight over onto the continuation of Foxhall Road. Take the sixth turning on the right into Chilton Road then take a right into Temple Road where the property can be located 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.

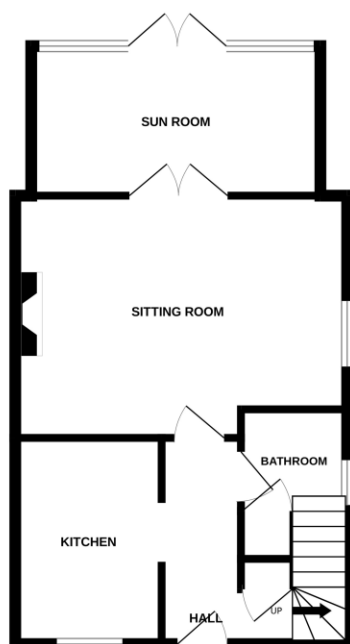
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## Viewing

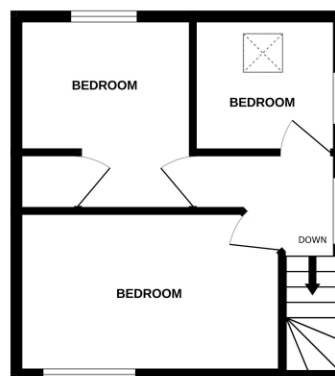
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