

Fulham Way | Ipswich | IP1 4FD

Price £325,000 Freehold

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estate agents

Fulham Way, Ipswich, IP1 4FD

A modern three storey family Town house located to the West of Ipswich close to local schools, bus services and easy access to Aldi, Morrison's and A14/A12 trunk roads. Arranged over three floors, the property comprises; entry hall, lounge, modern fitted kitchen/dining with integrated appliances, utility, G/F cloakroom, two double bedrooms on the first floor both with fitted wardrobes and master with En-Suite shower room, family bathroom and two further double bedrooms on the second floor. The property benefits from double glazing throughout, gas central heating, attached single garage, parking behind garage plus shared visitors parking space. Viewing is highly recommended.



ENTRANCE HALL

Karndean flooring, radiator, stairs to first floor, doors off to lounge, dining and G/F cloakroom.

LOUNGE

16' x 9' 11" (4.88m x 3.02m) Carpeted flooring, double glazed bay fronted window to front aspect, radiator, double glazed French doors to rear garden.

KITCHEN/DINING

16' x 9' (4.88m x 2.74m) Comprising modern fitted eye level and matching base units with roll edge work tops, integrated fridge, and freezer and dish washer, inset sink, separate drainer with mixer tap, wall mounted oven and grill, 4 ring electric hob with matching back plate, stainless steel extractor hood, double glazed window to rear aspect, door through to utility, Karndean flooring.



UTILITY ROOM

6' x 4' (1.83m x 1.22m) Matching wall and base units, gas boiler located in wall unit, stainless steel sink with mixer tap, plumbing for washing machine, extractor fan, recess space for tumble dryer, double glazed door and window to rear aspect.

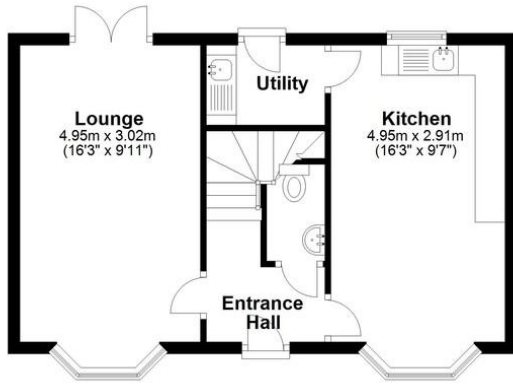
G/ F CLOAK ROOM

Low level WC, wash hand basin, extractor fan, Karndean flooring.



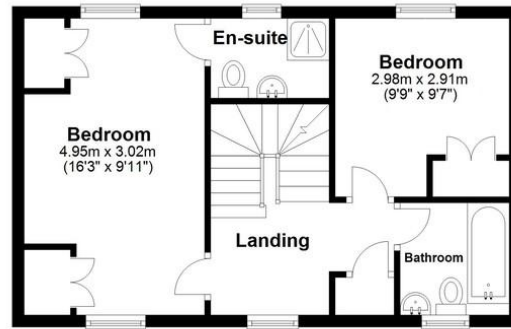
Ground Floor

Approx. 40.6 sq. metres (436.7 sq. feet)



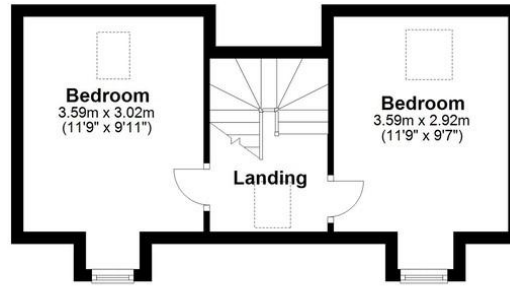
First Floor

Approx. 40.2 sq. metres (432.2 sq. feet)



Second Floor

Approx. 28.8 sq. metres (309.6 sq. feet)



Total area: approx. 109.5 sq. metres (1178.5 sq. feet)

STAIRS

Carpeted stairs and landing, double glazed window to front aspect, radiator, airing cupboard housing hot water cylinder with pressurised system, doors to bedrooms and bathroom, stairs to second floor.

MASTER BEDROOM

16' x 9' 11" (4.88m x 3.02m) Carpeted flooring, 2 radiators, his & hers 2 door built in wardrobes, double glazed dual aspect windows to front & rear aspect, door to en-suite.

EN-SUITE

7' max x 4' max (2.13m x 1.22m) Comprising low level WC, wash hand basin and shower cubicle, radiator, Karndeian flooring, extractor fan, double glazed window to rear aspect.

BEDROOM 2

9' 10" max x 9' max (3m x 2.74m) Carpeted flooring, 2 door built in wardrobe, double glazed window to rear aspect, radiator.

BATHROOM

6' x 6' (1.83m x 1.83m) Comprising low level WC, wash hand basin, bath with mixer shower attachment, extractor fan, radiator, Karndeian flooring, double glazed window to front aspect.

STAIRS TO SECOND FLOOR

Carpeted staircase and landing, Velux sky light, doors to bedrooms 3 & 4.

BEDROOM 3

11' x 10' (3.35m x 3.05m) Carpeted flooring, double glazed dormer window to front aspect, double glazed Velux window to rear, radiator.

BEDROOM 4

11' x 9' (3.35m x 2.74m) Carpeted flooring, double glazed dormer window to front aspect, double glazed Velux window to rear, radiator, loft hatch.

GARAGE

15' 11" x 9' (4.85m x 2.74m) Up & over roller door.

PARKING

Archway through to allocated parking space, shared visitors parking space, gate into rear garden

OUTSIDE

Paved patio area, lawn, pathway leading to side gate out to parking space, rear garden enclosed by close board fencing.

SERVICE CHARGE

£120.00 PA to contribute toward upkeep of communal areas on the development.

Fulham Way
IPSWICH
IP1 4FD

Energy rating

C

Valid until: 23 March 2033

Certificate number: 2842-3025-3207-2627-3204

COUNCIL

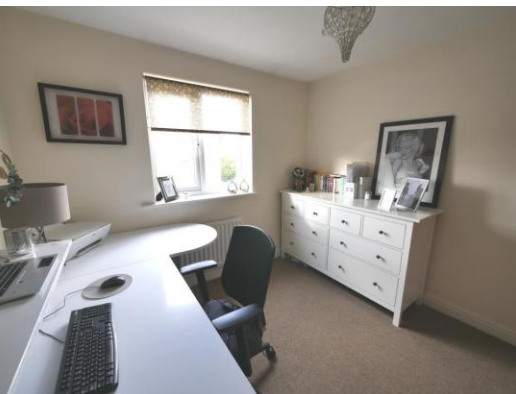
Ipswich Borough Council
Council tax band (D) £2,154.69

NEAREST SCHOOLS

Springfield Infant & Nursery, Westbourne Academy.

SERVICES

We understand all mains services are connected.



**VIEWING STRICTLY BY APPOINTMENT
THROUGH YOUR IPSWICH**

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