



Macaulay Road | Ipswich | IP1 6JQ

Price £200,000 Freehold



Macaulay Road, Ipswich, IP1 6JQ

We are delighted to be offering for sale this 3 bedroom mid terraced family home requiring some updating located to the North West of Ipswich close to local McColl's shop, schools and bus service, ideally located to access the countryside nearby. Arranged over two floors comprising enclosed entry porch, entrance hall, sitting room, open plan kitchen/dining, 3 good sized bedrooms, G/F bathroom & cloakroom, the property benefits from gas central heating and double glazing throughout, hardstanding off road parking, enclosed rear garden with brick built storage and 2 timber garden sheds. The property is being sold with NO ONWARD CHAIN.

ENTRANCE PORCH

Double glazed sliding door with side panel into porch with further double glazed door into entry hall.

ENTRANCE HALL

Carpeted flooring, radiator, storage cupboard under stairs, stairs to first floor, doors to sitting room, bathroom, cloak room and kitchen/dining.

SITTING ROOM

12' x 11' 11" max (3.66m x 3.63m) Carpeted flooring, double glazed window to front aspect, radiator, stone built open fire, matching wall lights.

BATHROOM

5' x 5' (1.52m x 1.52m) Comprising Wash hand basin with storage cupboards under, bath with shower mixing attachment, tiled flooring, double glazed window to rear aspect, radiator.

CLOAKROOM

Low level WC, tiled flooring, radiator, double glazed window to rear aspect.

DINING AREA

10' x 9' 10" (3.05m x 3m) Carpeted flooring, 2 door louvered built in storage cupboard which is shelved, opening into kitchen area.





Total area: approx. 78.0 sq. metres (839.9 sq. feet)

Mortimer EPC
Plan produced using PlanUp.

KITCHEN AREA

9' x 6' (2.74m x 1.83m) Comprising base units with roll edge work tops, inset sink with mixer tap, space for cooker, plumbing for washing machine, space for under counter fridge and freezer, double glazed windows to rear and side aspect along with double glazed door to side aspect into garden.

STAIRS

Carpeted stairs and landing, double glazed window to rear aspect, wall mounted gas boiler, loft hatch, doors to bedrooms.

BEDROOM 1

11' 11" x 10' (3.63m x 3.05m) Carpeted flooring, radiator, double glazed window to front aspect, ceiling fan.

BEDROOM 2

13' x 8' (3.96m x 2.44m) Carpeted flooring, radiator, double glazed window to rear aspect.

BEDROOM 3

8' x 7' (2.44m x 2.13m) Carpeted flooring, radiator, double glazed window to front aspect, built in storage units full length of wall.

OUTSIDE

Hard standing off road parking to front, lawn, pathway leading to front porch. Rear garden mainly laid to lawn flower and shrub borders, 2 timber garden sheds, brick built storage, gate to side aspect, rear garden all enclosed by fencing.

COUNCIL

Ipswich borough Council
Council tax band (A) £1,436.46

NEAREST SCHOOLS

The Beeches community primary and Castle Hill junior school, Ormiston Endeavor Academy.

SERVICES

We understand all mains services are connected.

Macaulay Road IPSWICH IP1 6JQ	Energy rating D	Valid until: 27 March 2033 <hr/> Certificate number: 0277-1209-0707-6806-1400
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**VIEWING STRICTLY BY APPOINTMENT
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