



Heath Lane | Ipswich | IP4 5RX

Offers In Excess Of £260,000 Freehold

 **your ipswich**
estate agents

Heath Lane, Ipswich, IP4 5RX

We are delighted to be offering for sale this 3 bedroom semi-detached family home located to the East of Ipswich in the Copleston school catchment. The property is within walking distance to local shops, schools, bus services and Heath Road hospital. Arranged over two floors the property comprises; storm porch, entry hall, sitting room, dining room, kitchen, 3 bedrooms and first floor bathroom. Further benefits include off road parking for 2 cars, rear garden, double glazing throughout and gas central heating. The property is being sold with NO ONWARD CHAIN.

STORM PORCH

Storm porch further door into entry hall.

ENTRANCE HALL

Carpeted flooring, radiator, stairs to first floor, doors to sitting room and dining room.

SITTING ROOM

11' 5" x 10' 5" (3.48m x 3.18m) Carpeted flooring, double glazed bay window to front aspect, radiator.

DINING ROOM

10' 11" x 10' 5" (3.33m x 3.18m) Carpeted flooring, radiator, double glazed French doors to rear aspect, storage cupboard under stairs, door through to kitchen, oak door.

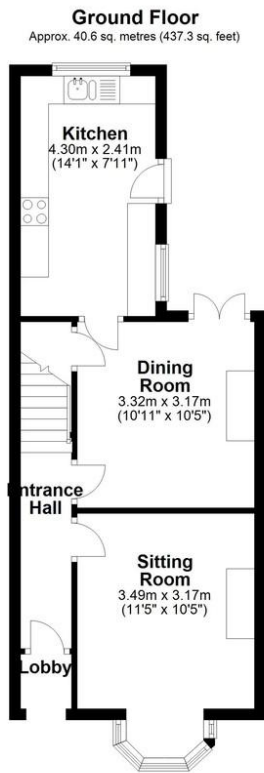
KITCHEN

14' 1" x 7' 11" (4.29m x 2.41m) Comprising eye level wall and matching base units with roll edge work tops, 4 ring electric hob and oven with stainless steel extractor hood over, plumbing for washing machine and tumble dryer, stainless steel sink unit with inset drainer swan neck mixer tap, radiator, wall mounted gas Baxi boiler, tiled flooring, double glazed window to side and rear aspect, double glazed door to side aspect.

STAIRS

Carpeted stairs and landing, loft hatch, linen cupboard, doors to bedrooms and bathroom.





Total area: approx. 81.3 sq. metres (874.6 sq. feet)
Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only
Plan produced using PlanUp.

BEDROOM 1

13' 9" x 11' 5" (4.19m x 3.48m) Carpeted flooring, double glazed window to front and side aspect, radiator.

BEDROOM 2

10' 11" x 8' 4" (3.33m x 2.54m) Carpeted flooring, double glazed window to rear aspect, radiator.

BEDROOM 3

7' 11" x 6' (2.41m x 1.83m) Carpeted flooring, radiator, double glazed window to rear aspect.

BATHROOM

Comprising low level WC, wash hand basin and bath with mixer shower attachment, tiled flooring, extractor fan, tiled flooring, radiator.

OUTSIDE

Block paved off road parking to front for 2 cars, side pedestrian access leading to rear garden which is predominantly laid to lawn, patio area, rear gardens all enclosed by fencing.

COUNCIL

Ipswich Borough Council
Council tax band (C) £1,915.28

NEAREST SCHOOLS

Broke Hall primary school, Copleston High school.

SERVICES

We understand all mains services are connected.

Heath Lane
IPSWICH
IP4 5RX

Energy rating

C

Valid until: 25 June 2028

Certificate
number: 2468-5014-6236-5728-7934



VIEWING STRICTLY BY APPOINTMENT THROUGH YOUR IPSWICH

01473 289333
www.your-ipswich.co.uk

Property Misdescriptions Act 1991. Your Ipswich Estate Agents Limited has not tested any electrical items or appliances, nor any plumbing or heating systems and, therefore, cannot testify that they are operational. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract. All description, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Unless otherwise stated all prices and rents are quoted exclusive of VAT. All negotiations are to be conducted through Your Ipswich Estate Agents Limited. SUBJECT TO CONTRACT.

125 Dale Hall Lane, Ipswich IP1 4LS
Email: sales@your-ipswich.co.uk