



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

NEWTON ROAD, IPSWICH, IP3 8HE

TENURE : FREEHOLD

OFFERS IN EXCESS OF £239,995

CR-EA.CO.UK

01394 547000

42 MARKET HILL, WOODBRIDGE, IP12 4LU

THE ACCOMMODATION



Entrance Hall

With stairs to first floor, laminate flooring, radiator and door to...

Lounge/Diner 22' 4" x 11' (6.81m x 3.35m)

Windows to front and rear, laminate flooring, two radiators, under stairs cupboard and door to...

Kitchen 8' 9" x 6' 9" (2.67m x 2.06m)

With window to side aspect, a range of fitted wall and base units incorporating one and a half sink and drainer unit, hob with extractor over, built in oven, integrated dishwasher, wall mounted gas boiler and doorway to...

Rear Lobby

With external door to the side, space for fridge/freezer and door to...

Bathroom

Fitted with panel bath, WC, pedestal wash basin, heated towel rail, tiled splash backs and window to side



First Floor Landing

Loft access, built in cupboard and doors to...

Bedroom One 13' 8" x 10' 9" (4.17m x 3.28m)

Two windows to front aspect, radiator and door to...

En-Suite Shower Room

Fitted with shower cubicle, WC, hand basin and tiled splash backs

Bedroom Two 11' x 9' 3" (3.35m x 2.82m)

Window to rear aspect and radiator

Bedroom Three 8' 9" x 6' 9" (2.67m x 2.06m)

Window to rear aspect, laminate flooring and radiator.

Outside

To the front of the property there is a small grassed garden area with driveway to the side that provides off road parking. There is a side gate that leads to the rear garden with large block paved patio area and lawn. There also is a brick built out house with power and light connected and space and plumbing for washing machine and tumble dryer.

THE PROPERTY & LOCATION

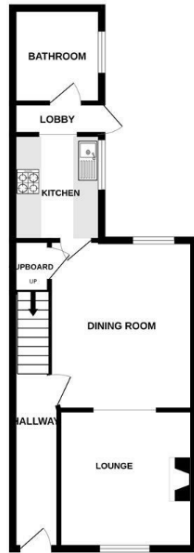
A superbly presented three bedroom semi-detached home on the popular east side of Ipswich. The property benefits from a 22' lounge/diner, stylish fitted kitchen and bathroom, en-suite to bedroom one and outside has a well kept generous rear garden and off road parking to the side. Situated just off a main bus route and withing walking distance to local shops and Derby Road railway station it sits in a great position in the town.

Ipswich is the county town of Suffolk and offers an extensive range of leisure, shopping and educational facilities. The river Orwell runs through the town and offers an attractive recreational area in the centre. The A12 and A14 are easily accessible and the mainline rail station offers links to London, Liverpool St in approximately one hour.



TO ARRANGE A VIEWING OF THIS PROPERTY OR

TO SEE HOW WE CAN HELP YOU MOVE CALL US ON 01394 547000



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D		
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Newton Road, Ipswich, IP3 8HE

- Superbly Presented
- En-suite Shower Room
- Stylish Modern Kitchen
- Off Road Parking

- Three Bedroom Semi-Detached Home
- 22' Lounge/Diner
- Generous Rear Garden
- Gas Central Heating & Double Glazing

Council Tax Banding : B



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