



Eustace Road | Ipswich | IP1 5BT

Price £260,000 Freehold

 **your ipswich**  
estate agents

# Eustace Road, Ipswich, IP1 5BT

OFFERING WITH NO ONWARD CHAIN an ideal opportunity to purchase this 3 bedroom semi-detached family home located to the West of Ipswich requiring some internal works to finish off this desirable home. The property benefits from 17.1 x 10.11 timber workshop at the bottom of the garden, off road parking for 2 cars, walking distance to local schools & bus service, and a short drive to Morrisons/Aldi stores. The property is arranged over 2 floors comprising enclosed porch, entry hall, lounge/dining, kitchen, conservatory, stairs leading to 3 bedrooms & family bathroom, loft ladder up to boarded loft and carpeted loft for storage with power and Velux sky light, gas centrally heated and double glazed throughout.



## STORM PORCH

Enclosed storm porch door into entrance hall.

## ENTRANCE HALL

Laminate flooring, radiator, stairs to first floor, storage cupboard under stairs with wall mounted combination Worcester boiler, door through to dining room.

## SITTING ROOM

11' 8" x 10' 10" (3.56m x 3.3m) Carpeted flooring, Double glazed bay window to front aspect, fireplace with gas fire, radiator, opening to dining area.

## DINING ROOM

11' x 10' 5" (3.35m x 3.18m) Laminate flooring, 2 radiators, double glazed doors through to conservatory, doorway into kitchen.

## CONSERVATORY

13' 4" x 7' 9" (4.06m x 2.36m) Vinyl flooring, double doors out to deck area.

## KITCHEN

7' 10" x 6' 5" (2.39m x 1.96m) Eye level with matching base units, roll edge work tops, 4 ring gas hob, electric oven, stainless steel splash back and stainless steel extractor hood, stainless steel inset sink & drainer with swan neck mixer tap, integrated washing machine, space for fridge/freezer, double glazed window to rear aspect.



Eustace Road IPSWICH IP1 5BT	Energy rating <b>D</b>	Valid until: 30 October 2033 Certificate number: 7597-3931-5200-9327-3200
------------------------------------	---------------------------	--

### STAIRS

Carpeted stairs & landing, double glazed window to side aspect on landing, loft hatch with loft ladder up to boarded and carpeted loft with storage and Velux sky light, doors to bedrooms and bathroom.

### BEDROOM 1

10' 10" x 10' 3" (3.3m x 3.12m) Carpeted flooring, double glazed bay window to front aspect, radiator, 3 door mirrored wardrobe.

### BEDROOM 2

11' mx x 10' 5" max (3.35m x 3.18m) Carpeted flooring, radiator, double glazed window to rear aspect, built in wardrobe.

### BEDROOM 3

8' x 6' 5" (2.44m x 1.96m) Carpeted flooring, double glazed window to rear aspect, radiator, built in wardrobe.

### BATHROOM

6' 7" x 6' 4" (2.01m x 1.93m) Comprising low level WC, wash hand basin with storage cupboards under, bath with shower over (off the mains) floor to ceiling tiled walls, chrome heated towel rail, tiled floor, double glazed window to front aspect.

### TIMBER WORKSHOP

17' 1" x 10' 11" (5.21m x 3.33m) Power & lighting connected, double glazed door and window to front aspect.

### OUTSIDE

Block paved off road parking for 2 cars, side aspect to rear garden which is laid to lawn, deck area, gardens enclosed by brick walls.

### COUNCIL

Ipswich Borough Council  
Council Tax Band (B) £1675.87

### NEREST SCHOOLS

Springfield infant & junior schools, Westbourne Academy.

### SERVICES

We understand all mains services are connected.



## **VIEWING STRICTLY BY APPOINTMENT THROUGH YOUR IPSWICH**

01473 289333  
[www.your-ipswich.co.uk](http://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](mailto:sales@your-ipswich.co.uk)