



Eustace Road | Ipswich | IP1 5BT

Price £260,000 Freehold

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estate agents

# Eustace Road, Ipswich, IP1 5BT

NO ONWARD CHAIN - We are pleased to be offering for sale this heavily extended ground floor 3 bedroom semi-detached house requiring some further updating located to the West of Ipswich close to local schools and bus service. The property offers enclosed porch, entry hall, lounge, open plan kitchen/dining/family, study, utility, ground floor shower room, stairs to first floor leading to 3 bedrooms and shower room. Further benefits include integrated appliances in kitchen, double glazing throughout, gas centrally heated, off road parking to front, enclosed rear garden.



## **ENCLOSED PORCH**

With door into entrance hall.

## **ENTRANCE HALL**

Stairs to first floor, door into lounge, storage cupboard under stairs, radiator, shower room and kitchen/dining/family room.

## **LOUNGE**

13' 1" max x 11' 9" (3.99m x 3.58m) Double glazed box bay window to front aspect, radiator.

## **UTILITY ROOM**

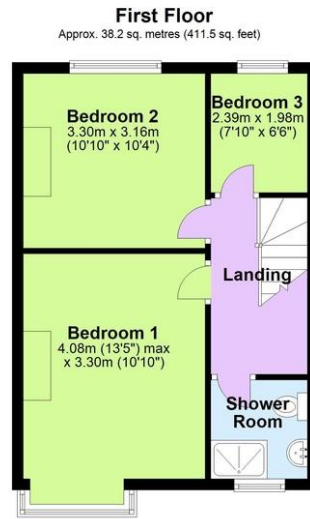
10' 6" x 6' 2" (3.2m x 1.88m) Comprising work top with inset ceramic sink & drainer, space for washing machine, tumble dryer and fridge.

## **SHOWER ROOM**

Comprising low level WC, wash hand basin & shower cubicle, radiator.

## **STUDY**

11' 7" x 5' 11" (3.53m x 1.8m) Door leading into study, double glazed window to front aspect, door to side aspect.



Total area: approx. 115.7 sq. metres (1245.9 sq. feet)

Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only  
Plan produced using PlanUp.

### KITCHEN/ DINING/ FAMILY

23' 4" x 21' 1" (7.11m x 6.43m) Matching eye level and base units with roll edge work tops, integrated tall fridge, dish washer, Neff microwave and wine fridge, inset sink & drainer with pull down hot & cold tap, island incorporating integrated induction hob, pull out larder cupboard, doors to study & utility room, vaulted ceiling with 2 Velux sky lights, bi fold doors leading to rear garden.

### STAIRS

Leading to first floor landing with doors off to bedrooms and shower room.

### BEDROOM 1

13' 5" max x 10' 11" (4.09m x 3.33m) Double glazed box bay window to front aspect, radiator.

### BEDROOM 2

10' 11" x 10' 5" (3.33m x 3.18m) Double glazed window to rear aspect, radiator.

### BEDROOM

7' 11" x 6' 7" (2.41m x 2.01m) Double glazed window to rear aspect, radiator.

### SHOWER ROOM

Comprising low level WC, wash hand basin and shower cubicle, double glazed window to front aspect, this area is currently under renovation.

### OUTSIDE

Off road parking to front, brick wall enclosing front garden, rear garden enclosed with lawn and borders, garden shed to remain.

### COUNCIL

Ipswich Borough Council  
Council Tax Band (B) £1,675.87

### NEAREST SCHOOLS

Springfield infant & junior schools, Westbourne Academy.

### SERVICES

We understand all mains services are connected.

Eustace Road IPSWICH IP1 5BT	Energy rating <b>F</b>	Valid until: 24 August 2030
		Certificate number: 0074-2815-7980-2720-4141

## VIEWING STRICTLY BY APPOINTMENT THROUGH YOUR IPSWICH

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