

Reynolds Road | Ipswich | IP3 0JR

Guide Price £230,000 to £240,000 Freehold

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estate agents

Reynolds Road, Ipswich, IP3 0JR

We are delighted to be offering for sale this 3 bedroom mid terraced property located to the South East of Ipswich within walking distance to local schools, shops and bus service. The property has been updated by the current owners offering door into entrance hall, under stairs office storage area, open plan kitchen/dining, separate sitting room, stairs to first floor leading to 3 bedrooms, separate shower room & separate cloakroom. There is a new gas boiler fitted 6 months ago with Hive control, double glazed windows throughout, block paved off road parking to front for 2 cars, timber workshop, patio area and covered snug at bottom of the garden. EARLY INSPECTION RECOMMENDED.



ENTRANCE HALL

Composite door into entrance hall, slim line radiator, stairs to first floor, laminate style tiled flooring, under stairs office/storage with worktop double glazed window to front aspect, doors to sitting room and kitchen/dining room.

KITCHEN/ DINING

20' 1" x 9' 9" (6.12m x 2.97m) Comprising glossy fronted eye level and matching base units with work tops which incorporates a breakfast bar, Stoves 5 ring gas range cooker with double oven and warming drawer, extractor hood over, inset sink & drainer with swan neck mixer tap, plumbing for washing machine, laminate style tiled flooring, space for fridge/freezer, double glazed window & door to rear aspect, archway through to sitting room.



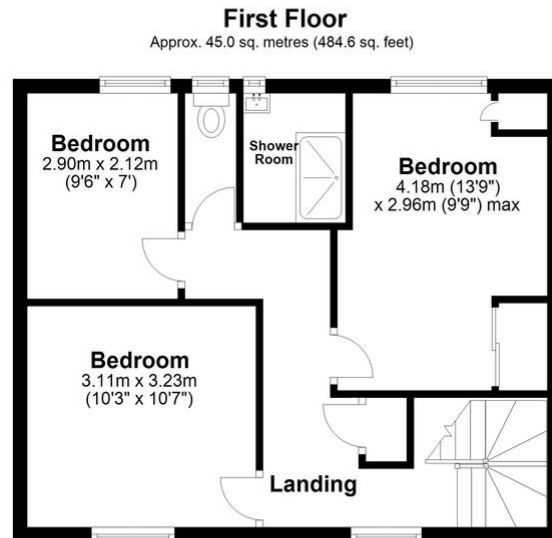
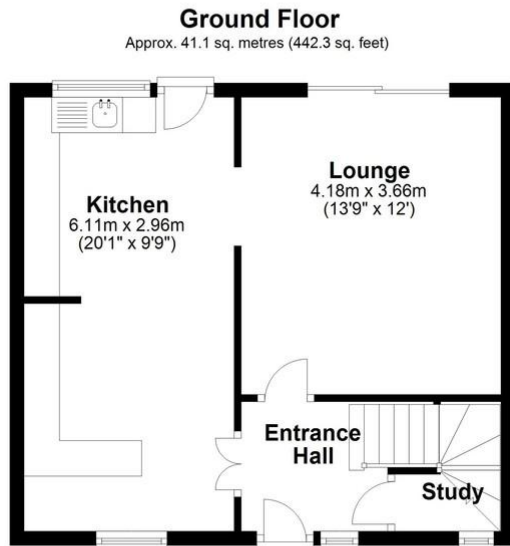
SITTING ROOM

13' 9" x 12' (4.19m x 3.66m) Carpeted flooring, double glazed patio doors to rear aspect, marble heath with wood surround and coal effect gas fire, radiator, connecting door to entrance hall.

STAIRS

Carpeted stairs & landing, double glazed window to front aspect at top of stairwell, airing cupboard housing gas boiler(fitted 6 months ago) loft hatch full length storage cupboard on landing, doors to bedrooms, shower room and cloakroom.





Total area: approx. 86.1 sq. metres (926.9 sq. feet)

BEDROOM 1

13' 9" x 9' 9" max (4.19m x 2.97m) Carpeted flooring, built in wardrobes with storage units over, radiator, double glazed window to rear aspect.

BEDROOM 2

10' 7" x 10' 3" (3.23m x 3.12m) Carpeted flooring, radiator, double glazed window to front aspect.

BEDROOM 3

9' 6" x 7' (2.9m x 2.13m) Carpeted flooring, radiator, double glazed window to rear aspect.

SHOWER ROOM

Comprising Wash hand basin with storage cupboard under, walk shower cubicle, extractor fan, floor to ceiling tiled walls, chrome heated towel rail, double glazed window to rear aspect.

CLOAKROOM

Low level WC with wash hand basin over, tiled flooring, chrome heated towel rail, double glazed window to rear aspect.

OUTSIDE

Block paved front providing off road parking for 2 cars, shared passage leading to rear gate into rear garden, patio area, fish pond, timber workshop with power & lighting connected measuring approx. 15' x 9' further patio to rear of garden along with covered snug area for entertaining, fence panels to left hand boundary & rear boundary have all been replaced, hedging to other boundary.

COUNCIL

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

NEAREST SCHOOLS

Morland Road C of E primary school and Ipswich Academy.

SERVICES

We understand all mains services are connected.

Reynolds Road IPSWICH IP3 0JR	Energy rating C	Valid until: 23 November 2033
		Certificate number: 9340-2582-4390-2427-7251



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