



St. Augustine Road | Ipswich | IP3 8PY

Price £290,000 Freehold

ipswich & suffolk estate agents
Part of the Your Ipswich Group

St. Augustine Road, Ipswich, IP3 8PY

NO ONWARD CHAIN - We are delighted to be offering for sale this 2 bedroom semi-detached bungalow located within the desirable Broke Hall development on the popular Eastern outskirts of Ipswich. The bungalow comprises entry hall, 2 double bedrooms, lounge, conservatory, dining, bathroom, kitchen and utility. Further benefits include double glazing throughout, gas central heating with boiler located in loft (plenty of loft space for potential extension into loft subject to the necessary consents), off road parking with single garage, front & Easterly facing rear garden which is not overlooked within close proximity to local shops, bus service and Ipswich hospital.

ENTRANCE HALL

UPVC door into entrance hall, brush matting to front with remainder laid to carpet, radiator with cover, linen cupboard, doors to bedrooms lounge, dining room, and bathroom.

LOUNGE

14' 11" x 11' 3" (4.55m x 3.43m) Carpeted flooring, radiator with cover, tiled fireplace with wood surround, double glazed doors into conservatory.

CONSERVATORY

13' x 9' 7" (3.96m x 2.92m) Set on a brick plinth with double glazed windows and tip and tilt door to side aspect.

BEDROOM 1

12' 10" x 9' (3.91m x 2.74m) Carpeted flooring, built in wardrobes with storage over, double glazed window to front aspect, radiator, 3 door sliding built in wardrobes.

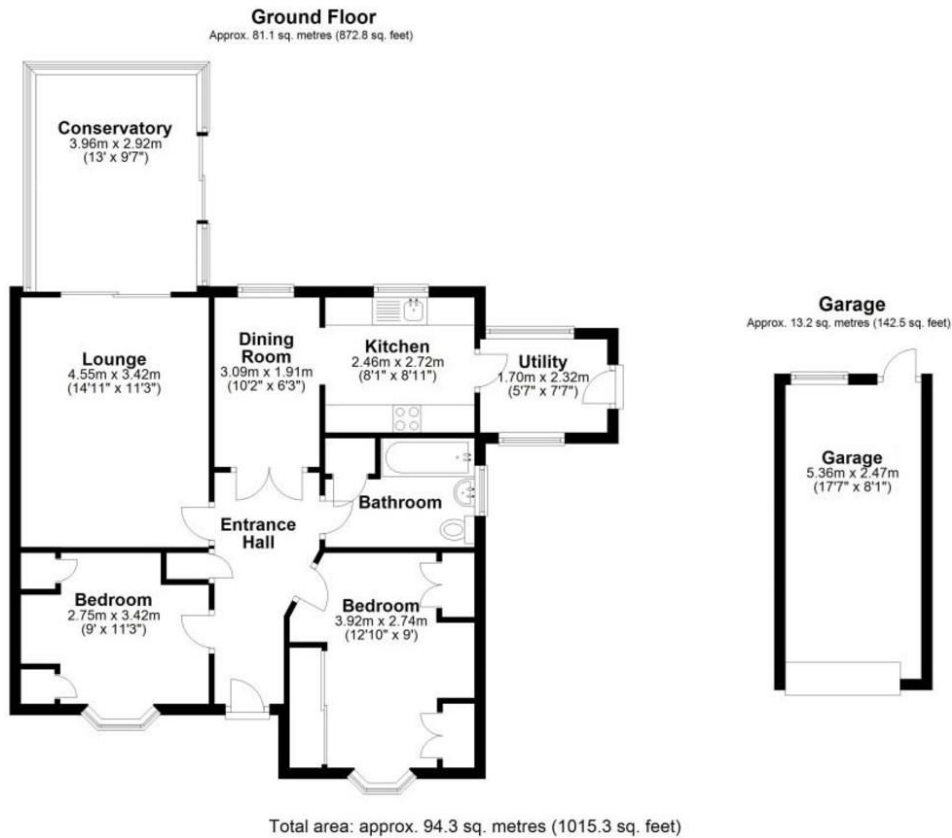
BEDROOM 2

11' 3" x 9' (3.43m x 2.74m) Carpeted flooring, Built in wardrobes with storage over, radiator, double glazed window to front aspect.

BATHROOM

Comprising low level WC, wash hand basin and bath with shower over (off the mains) vinyl floor covering, linen cupboard, radiator, double glazed window to side aspect, loft hatch with gas combi boiler located in the loft.





DINING ROOM

10' 2" x 6' 3" (3.1m x 1.91m) Double doors from hallway into dining room, Vinyl floor covering, double glazed window to rear aspect, radiator, archway through to kitchen.

KITCHEN

8' 11" x 8' 1" (2.72m x 2.46m) Comprising matching eye level wall and base units with roll edge work tops, 4 ring electric hob with extractor over wall oven & grill, space for under counter fridge, inset sink and drainer with mixer tap, double glazed window to rear aspect, vinyl floor covering, door through to utility room.

UTILITY ROOM

7' 7" x 5' 7" (2.31m x 1.7m) Plumbing for washing machine, double glazed windows to front & rear aspect, double glazed door to side aspect, vinyl floor covering.

GARAGE

17' 7" x 8' 1" (5.36m x 2.46m) Up & over roller door power connected, door and window to rear.

OUTSIDE

Driveway leading to garage, pathway leading to front door, front garden laid to lawn with borders to front, side gate leading to good sized rear East facing garden not overlooked, patio, raised lawn, flower borders, rear patio area all enclosed by hedging or fencing.

COUNCIL

Ipswich Borough Council
Council Tax Band (C) £1,915.28

NEAREST SCHOOLS

Broke Hall CP School, Copleston High School.

SERVICES

We understand all mains services are connected.

St. Augustine Road
IPSWICH
IP3 8PY

Energy rating

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Valid until: 17 October 2033

Certificate
number: 9370-2798-5300-2297-3111



VIEWING STRICTLY BY APPOINTMENT THROUGH YOUR IPSWICH

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