



Abingdon Close | Ipswich | IP2 9ED

Price £250,000 Freehold

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**suffolk** estate  
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Part of the Your Ipswich Group

# Abingdon Close, Ipswich, IP2 9ED

**NO ONWARD CHAIN** - For this 3 bedroom semi-detached family home located to the South West of Ipswich on the Stoke Park development close to Asda supermarket, petrol station and bus service. The property accommodation is arranged over two floors comprising entrance hall, spacious lounge, kitchen/dining, stairs to 3 bedrooms and bathroom, further benefits include gas central heating, double glazing throughout, block paved off road parking to front with driveway leading to detached garage to rear, established gardens front and rear. Early inspection recommended.

## **ENTRANCE HALL**

UPVC door into entry hall, tiled flooring, stairs to first floor, doors to kitchen and lounge.

## **LOUNGE**

17' 1" x 12' 5" (5.21m x 3.78m) Carpeted flooring, 2 double glazed windows to front aspect, radiator, wall mounted gas fire (not tested) double doors through to kitchen/dining.

## **KITCHEN/ DINER**

13' 3" x 13' (4.04m x 3.96m) Matching eye level and base units with roll edge work tops, gas hob with extractor over, wall oven and grill, stainless steel sink & drainer with swan neck mixer tap, plumbing for washing machine, space for under counter fridge, wall mounted gas boiler, double glazed windows to side and rear aspect, double glazed door to rear aspect, radiator, tiled flooring, shelved storage cupboard under stairs, connecting door to entry hall.

## **STAIRS**

Carpeted stairs & landing, built in storage cupboards airing cupboard housing hot water cylinder, loft hatch, doors to bedrooms and bathroom.

## **BEDROOM 1**

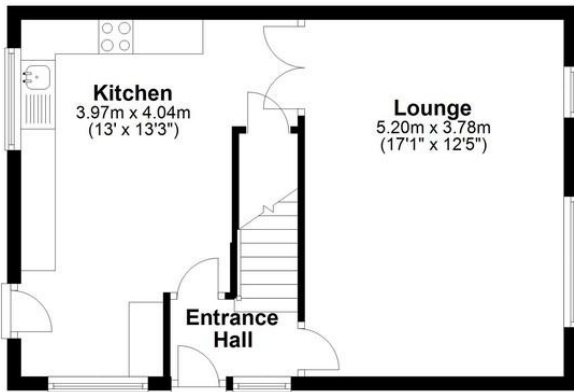
12' 5" x 9' 8" (3.78m x 2.95m) Carpeted flooring, built in wardrobes vanity and chest of drawers, double glazed window to front aspect, radiator.





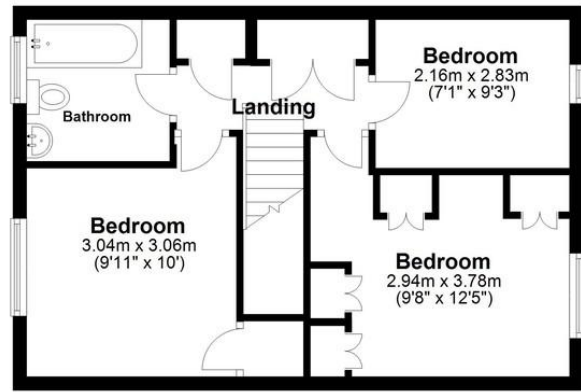
### Ground Floor

Approx. 41.1 sq. metres (442.9 sq. feet)



### First Floor

Approx. 41.1 sq. metres (442.9 sq. feet)



Total area: approx. 82.3 sq. metres (885.9 sq. feet)

#### BEDROOM 2

10' x 9' 11" (3.05m x 3.02m) Carpeted flooring, walk in wardrobe, double glazed window to rear aspect, radiator.

#### BEDROOM 3

9' 3" x 7' 1" (2.82m x 2.16m) Carpeted flooring, double glazed window to front aspect, built in wardrobe, radiator.

#### BATHROOM

6' 10" x 6' 6" (2.08m x 1.98m) Comprising low level WC, wash hand basin with cupboard under, bath with shower over (off the mains) floor to ceiling tiled walls, vinyl floor covering, radiator, double glazed window to rear aspect.

#### GA R A G E

16' x 9' (4.88m x 2.74m) Concrete sectional built garage, up & over roller door power & lighting connected, window to rear aspect.

#### OUTSIDE

Block paved off road parking to front, raised flower bed, driveway leading to a pair of timber gates, rear garden leading to patio area, raised lawn flower and shrub borders hard standing area for shed, all enclosed by fencing.

#### COUNCIL

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

#### NEAREST SCHOOLS

The Willows Primary school & Chantry Academy.

#### SERVICES

We understand all mains services are connected.

#### CONSUMER PROTECTION

Your Ipswich Ltd has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with Consumer Protection Regulations 2008, which require both the seller and their agent to disclose anything, within their

knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase, please contact us and we will make every effort to be of assistance.

Your Ipswich Ltd, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Your Ipswich Ltd confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Your Ipswich Ltd. Referral commission (where received) is in the range of £60 to £200.

Abingdon Close IPSWICH IP2 9ED	Energy rating <b>D</b>	Valid until: 6 February 2034 Certificate number: 2130-8702-4040-8100-3905
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**VIEWING STRICTLY BY APPOINTMENT  
THROUGH YOUR IPSWICH LTD**

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