

Mimas Way | Ipswich | IP1 5EU

Asking Price £245,000 Freehold

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Mimas Way, Ipswich, IP1 5EU

A generously proportioned two double bedroom end of terrace modern house with two allocated parking spaces located on the popular Europa development, favourably positioned opposite a pleasant communal green, convenient to local shops, supermarkets and the A14. The well-presented contemporary styled accommodation briefly comprises; sheltered entrance, entrance hall, fully fitted kitchen, lounge-diner and cloakroom on the ground floor with landing, two double bedrooms and bathroom on the first floor. To the outside front there is a low maintenance bark chip garden and pathway, whilst the rear garden is approximately 52ft at its maximum length mainly laid to established lawn with a paved patio area and wooden shed, here is the added benefit of mains power and taps to the front and rear. Early viewing is highly advised.

SHELTERED ENTRANCE

Composite front door to entrance hall.

ENTRANCE HALL

Radiator, stairs rising to first floor, wood effect luxury Vinyl tile (LVT) flooring, doors to.

KITCHEN

10' 6" x 6' 2" approx. (3.2m x 1.88m) Double glazed window to front, radiator, a range of gloss fronted base and eye level fitted cupboard and drawer units, under unit courtesy lighting over wood effect work surfaces, inset one and a quarter bowl sink drainer unit with swan head mixer and separate drinking water tap, cupboard concealing modern wall mounted gas fired combination boiler, built-in electric oven and grill, inset gas hob with extractor fan over, integrated fridge-freezer, dish-washer and washer-dryer, under counter plumbing for water softener, wood effect LVT flooring, inset LED ceiling lights.

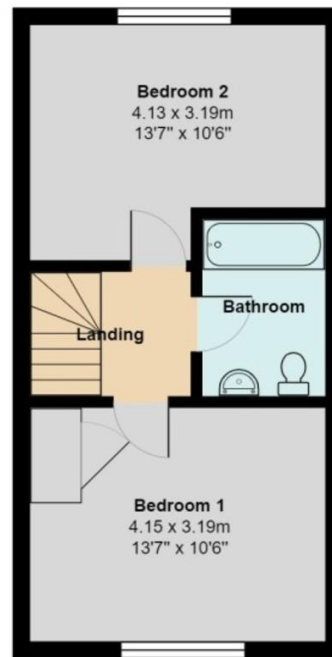
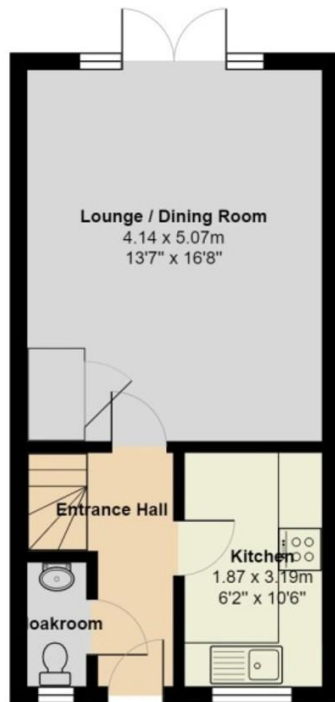
LOUNGE-DINER

16' 8" x 13' 7" approx. max. (5.08m x 4.14m) Double glazed French doors opening out to garden with matching side casements, radiator, multi media point, built-in under stairs cupboard, wood effect LVT flooring.

CLOAKROOM

Obscured double glazed window to front, radiator, low level WC with concealed cistern, wall hung hand-wash basin with mixer tap, inset mirror, wood effect LVT flooring, inset LED ceiling lights.





STAIRS RISING TO FIRST FLOOR

LANDING

Radiator, loft access hatch to loft space with light, doors to.

BEDROOM ONE

13' 7" x 10' 6" approx. max. (4.14m x 3.2m) Double glazed window to front, radiator, built-in sliding mirror fronted double wardrobe, built-in cupboard over stairs.

BEDROOM TWO

13' 7" x 10' 6" approx. (4.14m x 3.2m) Double glazed window to rear, radiator.

BATHROOM

Heated towel rail, enamel panel bath with mixer tap, thermostatic shower and side screen, low level WC with concealed cistern and vanity surface atop, wall hung hand-wash basin with mixer tap, inset mirror, shaver socket, part tiled walls, tiled floor, extractor fan, inset LED ceiling lights.

OUTSIDE

To the front there is a low maintenance bark chip garden with paved path to front door. The rear garden is approximately 52ft at its maximum length and is mainly laid to lawn with paved entertainment patio which has a retractable awning over, pathway, raised flower bed and wooden shed. Enclosed by fencing there is gated pedestrian access to a side passageway, there is also the added benefit of mains power and taps to the front and rear, two allocated parking spaces facing the central communal green and further visitor parking.

MAINTENANCE CHARGE

For maintaining the surroundings and communal areas, there is a charge of approximately £414 per annum which is payable in two six monthly payments.

IPSWICH BOROUGH COUNCIL

Tax band B - Approximately £1,675.87 per annum (2023-2024).

NEAREST SCHOOLS (.GOV ONLINE)

Springfield Infants and Whitehouse CP Primary and Westbourne Academy High.

DIRECTIONS

Heading East along Bramford Road towards Ipswich Town Centre, at the traffic lights turn right onto Sproughton Road, at the roundabout take the third exit onto Europa Way, after approximately 285 meters turn right onto Mimas Way. The property is on the right-hand side facing the green.

CONSUMER PROTECTION REGULATIONS 2008

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.

Energy performance certificate (EPC)		
Mimas Way IPSWICH IP1 5EU	Energy rating B	Valid until: 8 May 2029 Certificate number: 0361-3841-7958-9301-6715
Property type	Mid-terrace house	
Total floor area	71 square metres	



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

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