

Agate Close, Ipswich, IP1 5JE

Price £280,000 Freehold

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# Agate Close, Ipswich, IP1 5JE

We are delighted to be offering for sale this 3 bedroom semi-detached property located to the West of Ipswich in a quiet close within walking distance to local shops, schools and bus service. Arranged over two floors comprising door into entrance hall, spacious living room, kitchen/breakfast room, separate dining room, stairs to first floor leading to 3 double bedrooms and family bathroom. Further benefits including double glazing throughout, gas central heating, garage, road parking and established gardens, early inspection recommended.

## ENTRANCE HALL

UPVC door into entrance hall, tiled flooring, radiator, stairs to first floor, door to lounge and kitchen/breakfast.

## LOUNGE

16' 8" x 12' (5.08m x 3.66m) Laminate flooring, double glazed window to front aspect, radiator.

## KITCHEN/BREAKFAST ROOM

16' 8" x 11' 2" (5.08m x 3.4m) Matching eye level and base units with roll edge work tops, 4 ring induction hob with extractor over, electric oven, stainless steel sink & drainer with swan neck mixer tap, plumbing for washing machine, space for under counter fridge, wall mounted Vaillant gas boiler, radiator, storage cupboard under the stairs, double glazed dual aspect windows to side and rear aspect, double glazed door to rear aspect, tiled flooring, opening into dining room.

## DINING ROOM

11' 3" x 9' 11" (3.43m x 3.02m) Tiled flooring, radiator, double glazed dual aspect windows to side & rear aspect.

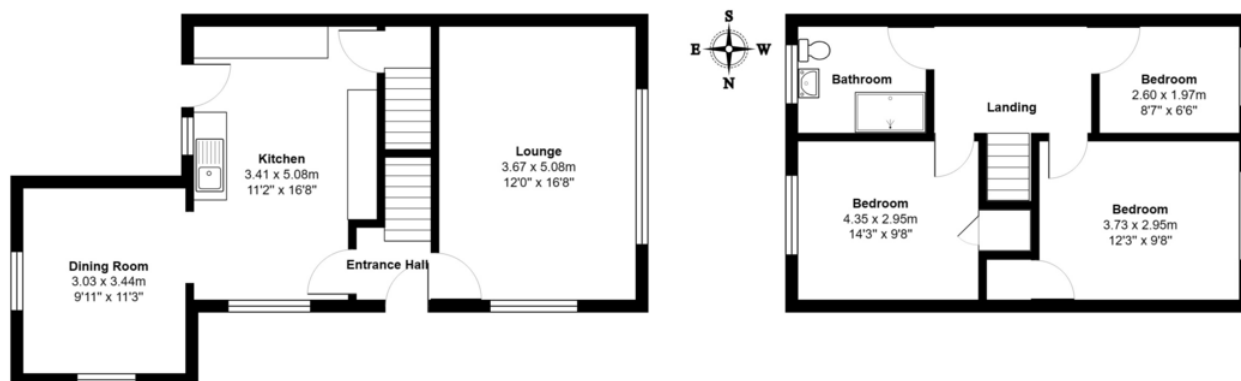
## STAIRS

Carpeted stairs and landing, loft hatch, doors to bedrooms and bathroom.

## BEDROOM 1

12' 3" x 9' 8" (3.73m x 2.95m) Carpeted flooring, double glazed window to front aspect, radiator, linen cupboard.





### **BEDROOM 2**

14' 3" x 9' 8" (4.34m x 2.95m) Carpeted flooring, radiator, double glazed window to rear aspect.

### **BEDROOM 3**

8' 7" x 6' 6" (2.62m x 1.98m) Carpeted flooring, radiator, double glazed window to front aspect.

### **SHOWER ROOM**

7' 9" x 6' 4" (2.36m x 1.93m) Comprising low level WC, wash hand basin and walk in shower cubicle, double glazed window to rear aspect, extractor fan floor to ceiling tiled walls, chrome heated towel rail, vinyl flooring.

### **GA R A G E**

Detached garage with up & over roller door, power & lighting connected, side personal access door.

### **OUTSIDE**

Driveway providing off road parking for 2 cars, drive leads to garage, side gate into rear garden which is mainly laid to lawn, stepping stones to garage and central focal point with bird feeder, summer house to remain, flower borders near garage, enclosed gated area near kitchen door.

### **COUNCIL**

Ipswich Borough Council  
Council Tax Band (C) £2,003.60

### **NEAREST SCHOOLS**

White House Junior & primary schools, Westbourne Academy.

### **SERVICES**

We understand all mains services are connected.

### **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.

Agate Close IPSWICH IP1 5JE	Energy rating <b>D</b>	Valid until: 21 April 2034
		Certificate number: 8920-9143-0016-1004-1453



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

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