

Silverdale Close, Ipswich, IP1 4JF

Price £250,000 Freehold

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NO ONWARD CHAIN - We are delighted to be offering for sale this 3 bedroom semi-detached home to the North West of Ipswich on the Dales development. The property is arranged over two floors comprising enclosed entrance porch, lounge, kitchen/dining room, stairs to first floor leading to 3 bedrooms and bathroom. The property also benefits from gas central heating, double glazing throughout, driveway with off road parking for 1 car, attached single garage, gardens front & rear and close proximity to the Dales nature reserve, local shops, schools and bus service. EARLY INSPECTION RECOMMENDED.

ENTRANCE PORCH

UPVC door into entrance porch, carpeted flooring, glazed door into lounge.

LOUNGE

15' 11" x 11' 11" (4.85m x 3.63m) Carpeted flooring, radiator, stairs to first floor, double glazed window to front aspect, gas fire, double doors through to kitchen/dining room.

KITCHEN/DINING

15' 11" max x 11' 11" max (4.85m x 3.63m) Base units with work top, stainless steel sink with hot & cold mixer tap, (electric cooker to remain) wall mounted Potterton gas boiler, storage cupboard under stairs, double glazed dual aspect windows to side & rear aspect, double glazed door to rear aspect, carpeted flooring, radiator.

STAIRS

Carpeted stairs & landing, double glazed window to side aspect at the top of the stairs, airing cupboard housing hot water cylinder, doors to bedrooms and bathroom.

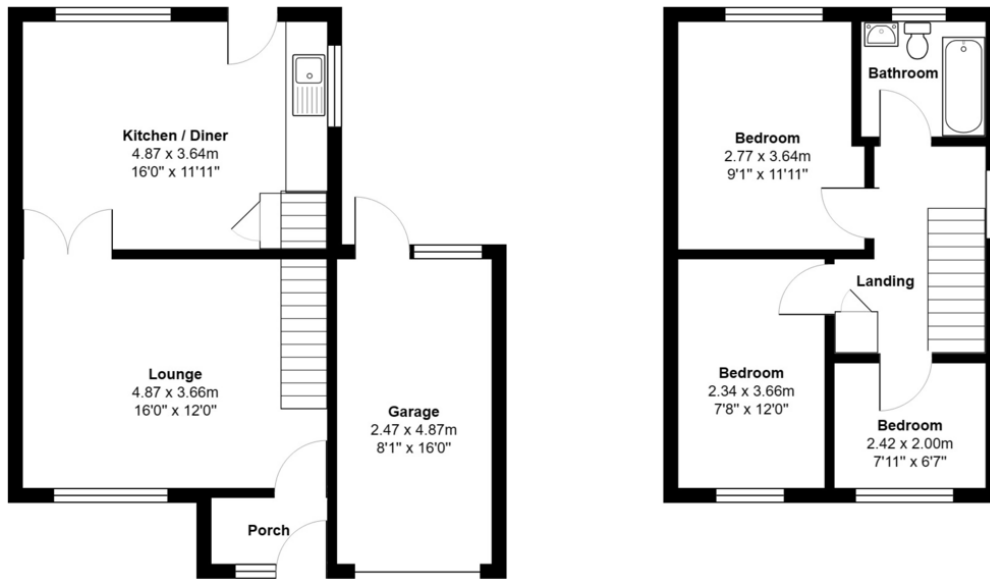
BEDROOM 1

11' 11" x 9' 9" (3.63m x 2.97m) Carpeted flooring, radiator, double glazed window to rear aspect.

BEDROOM 2

11' 11" x 7' 8" (3.63m x 2.34m) Carpeted flooring, radiator, double glazed window to front aspect, loft hatch.





Total Area: 88.1 m² ... 949 ft²

BEDROOM 3

7' 11" x 6' 11" (2.41m x 2.11m) Carpeted flooring, radiator, double glazed window to front aspect.

BATHROOM

6' 7" x 5' 11" (2.01m x 1.8m) Comprising low level WC wash hand basin and bath, radiator, double glazed window to rear aspect, carpeted flooring.

OUTSIDE

Block paved driveway providing off road parking for 1 - car, attached garage with up & over roller door, power & lighting connected, plumbing for washing machine, personnel door to rear garden, easy care front garden laid with shingle, flower borders, side shared passage leading to gate into rear garden which is laid to lawn with flower & shrub borders, patio area.

COUNCIL

Ipswich Borough Council
Council Tax Band (C) £2,004.80

NEAREST SCHOOLS

Springfield infant & junior school, 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.

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Silverdale Close IPSWICH IP1 4JF	Energy rating C	Valid until: 29 April 2034
		Certificate number: 2170-2304-2040-5106-0971



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

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