



Heatherhayes, Ipswich, IP2 9SG

£195,000 Freehold

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NO ONWARD CHAIN - A great opportunity to purchase this modern two bedroom mid terraced property ideally suited to either a first time buyer or investor. The property is located to the South West of Ipswich a short drive to local shops, schools, railway station and walking distance to bus services. Arranged over two floors comprising entrance hall, lounge/dining room, fitted kitchen, stairs to first floor leading to two bedrooms and bathroom. Further benefits include recently fitted gas combi boiler, double glazing throughout, easy care gardens and garage-en-block with parking in front of garage. EARLY INSPECTION RECOMMENDED.

STORM PORCH

Door into entrance hall, tiled flooring, radiator, stairs to first floor, door into lounge/dining.

LOUNGE/ DINING

20' 10" x 10' 9" (6.35m x 3.28m) Carpeted flooring, area under stairs ideal for work station area, 2 radiators, double glazed window to front aspect, double glazed French Doors to rear decking area, opening through to kitchen.

KITCHEN

8' 6" x 6' 4" (2.59m x 1.93m) Comprising modern fitted eye level with matching base units, roll edge work tops, 4 ring Induction hob with extractor over, electric oven, enamel sink & drainer with swan neck mixer tap. integrated dish washer, plumbing for washing machine, space for fridge/freezer, double glazed window to rear aspect, laminate flooring.

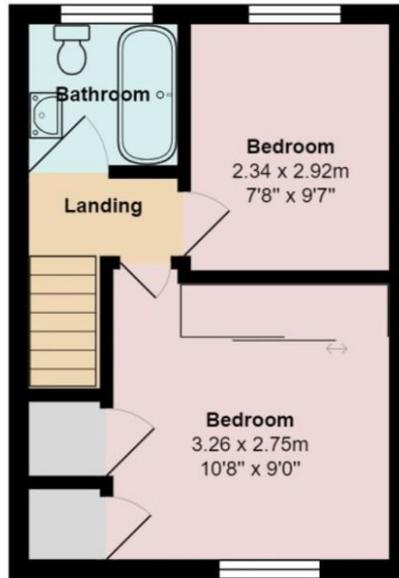
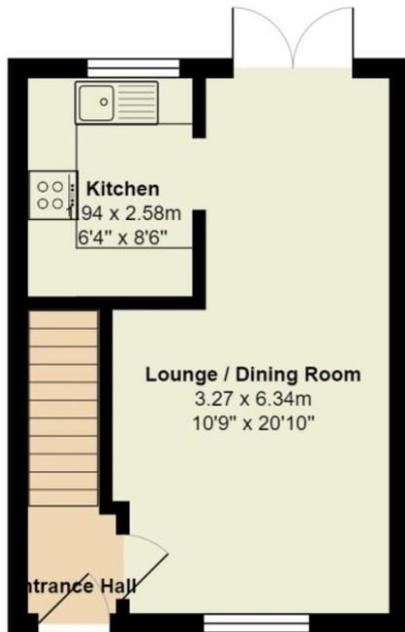
STAIRS

Carpeted stairs & landing leading to bedrooms and bathroom.

BEDROOM 1

10' 8" x 9' (3.25m x 2.74m) Carpeted flooring, 3 door mirrored built in wardrobe, radiator, double glazed window to front aspect, linen cupboard, walk in cupboard housing recently fitted gas combi boiler, double glazed window to front aspect.





BEDROOM 2

9' 7" x 7' 8" (2.92m x 2.34m) Carpeted flooring, radiator, double glazed window to rear aspect, loft hatch.

BATHROOM

Comprising low level WC, wash hand basin and bath with shower off the mains over, feature slate wall, double glazed window to rear aspect, extractor fan, radiator, tiled flooring.

OUTSIDE

Set back and down from the road with shared pathway, front garden is laid to lawn, rear garden has sunny deck area for outside entertaining, stepping down to lawn area, lower patio area, all enclosed by fencing, side gate to shared passageway. Garage en- block second one from the left hand side with 1 parking space in front.

COUNCIL

Ipswich Borough Council
Council Tax Band (B) £1,753.15

NEAREST SCHOOLS

Hillside primary school, Stoke High Ormiston Academy.

SERVICES

We understand all mains services are connected

Consumer Protection Regulations 2008

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Heatherhayes IPSWICH IP2 9SG	Energy rating C	Valid until: 10 February 2034
		Certificate number: 6119-4104-5002-0002-9902



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

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