



Grantham Crescent, Ipswich, IP2 9PD

O.I.E.O £350,000 Freehold

ipswich & suffolk estate agents
Part of the Your Ipswich Group

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We are delighted to be offering for sale this detached family home located to the South West side of Ipswich just off Stone Lodge Lane. The property is within walking distance to rail station and bus service plus a short distance to local schools and shops. Arranged over two floors the property comprises entrance porch, entrance hall, lounge, dining/study, kitchen, conservatory G/F cloakroom, stairs leading to 3 double bedrooms and family bathroom, further benefits include garage and off road parking, gas central heating, predominantly double glazed (where stated) well stocked mature gardens. DON'T MISS OUT EARLY INSPECTION RECOMMENDED.



ENTRANCE PORCH

Door into enclosed entrance porch, vinyl floor covering, double glazed window to side aspect, 2 door storage cupboard, glazed door into entrance hall.

ENTRANCE HALL

Laminate flooring, stairs to first floor, storage cupboard under stairs, radiator, stable door to rear aspect out to side garden, doors to cloakroom, sitting room, kitchen, dining/study.

SITTING ROOM

16' 10" x 10' 6" (5.13m x 3.2m) Carpeted flooring, 2 radiators, fireplace with (gas fire which has been disconnected) double glazed window to side aspect, wood framed sealed unit double doors into conservatory.



CONSERVATORY

10' 2" x 9' 9" (3.1m x 2.97m) Laminate flooring, radiator, electric heater, Double glazed doors to side aspect.

KITCHEN

8' 7" x 8' 4" (2.62m x 2.54m) Matching eye level and base units with roll edge work tops, 4 ring Belling gas cooker to remain extractor over, inset sink & drainer with swan neck mixer tap, plumbing for washing machine, space for fridge/freezer, chrome heated towel rail, vinyl floor covering, wall mounted gas Baxi boiler, double glazed window to side aspect.





Total Area: 92.8 m² ... 999 ft²

All measurements are approximate and for display purposes only

DINING/STUDY

8' 4" x 7' 9" (2.54m x 2.36m) Parquet wood flooring, double glazed window to side aspect, radiator.

STAIRS

Stairs to first floor & landing, radiator, double glazed window to rear aspect, loft hatch leading to boarded loft, doors to bedrooms and bathroom.

BEDROOM 1

10' 9" x 10' 6" (3.28m x 3.2m) Exposed floor boards, double glazed window to side aspect, radiator, 2 door built in wardrobe.

BEDROOM 2

12' 2" x 7' 9" (3.71m x 2.36m) exposed floor boards, double glazed window to side aspect, radiator, built in cupboard.

BEDROOM 3

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

GA R A GE

17' 6" x 8' 7" (5.33m x 2.62m) Up & over roller door, side pedestrian door window to side aspect power & lighting connected.

OUTSIDE

Block paved driveway leading to single garage, mature front gardens laid to lawn, flower & shrub borders, cherry tree plus one other tree, gate into rear mature garden which is laid to lawn well stocked flower & shrub borders which extends to rear of the property, timber garden shed, block paved path and patio all enclosed by brick built walls for privacy.

COUNCIL

Ipswich Borough Council
Council Tax Band (D) £2,254.05

NEAREST SCHOOLS

Hillside Primary School, Chantry 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.

Grantham Crescent IPSWICH IP2 9PD	Energy rating	Valid until:	20 May 2034
	D	Certificate number:	0259-1209-2504-5908-1000



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

01473 289333
www.your-ipswich.co.uk

125 Dale Hall Lane, Ipswich, IP1 4LS
Email: sales@your-ipswich.co.uk



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Registered office: 125 Dale Hall Lane, Ipswich, IP1 4LS.