



Defoe Road, Ipswich, IP1 6SL

Price £180,000 Freehold

ipswich &
suffolk estate
agents
Part of the Your Ipswich Group

Defoe Road, Ipswich, IP1 6SL

NO ONWARD CHAIN - An ideal opportunity to purchase this 3 bedroom mid terraced house located to the North West of Ipswich, walking distance to local shop, schools and bus service. The property is arranged over two floors comprising spacious entry hall, sitting room, kitchen, G/F bathroom and stairs to first floor leading to 3 good size bedrooms (all taking a double bed). Further benefits include double glazing throughout, gas central heating and enclosed rear garden. Suitable for FTB or investment.

ENTRANCE HALL

UPVC double glazed door with side panel into entrance hall, carpeted flooring, stairs to first floor, radiator, storage cupboard under stairs, doors to sitting room, kitchen & bathroom.

SITTING ROOM

12' 11" x 11' 11" (3.94m x 3.63m) Carpeted flooring, radiator, double glazed window to front aspect, boarded fireplace.

KITCHEN

10' 6" x 9' 9" (3.2m x 2.97m) Comprising eye level with matching base units, roll edge work tops, 4 ring gas hob with extractor over, electric oven, stainless steel inset sink & drainer with swan neck mixer tap, plumbing for washing machine, vinyl floor covering, double glazed window to rear aspect and double glazed door to rear garden.

BATHROOM

8' 1" x 5' 3" (2.46m x 1.6m) Comprising low level WC, wash hand basin and corner bath with mixer shower attachment, double glazed window to rear aspect, vinyl floor covering, radiator.

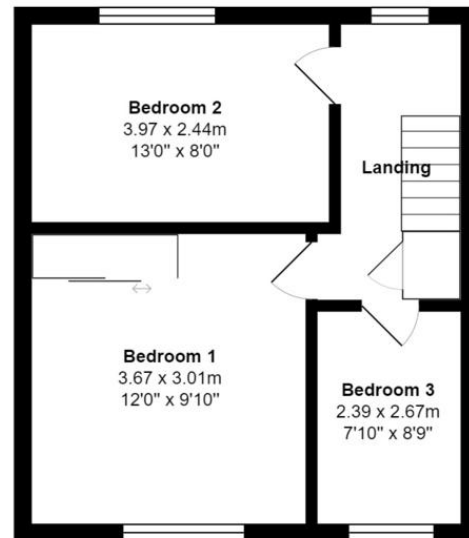
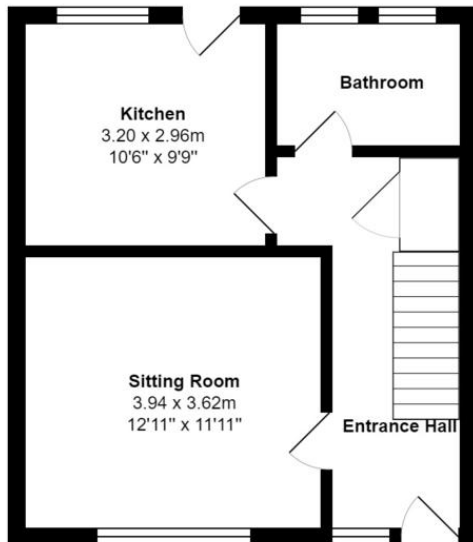
STAIRS

Carpeted stairs & landing, double glazed window to rear aspect, loft hatch, linen cupboard, doors to bedrooms.

BEDROOM 1

12' x 9' 10" (3.66m x 3m) Carpeted flooring, double glazed window to front aspect, radiator, 3 door built in wardrobe.





BEDROOM 2

13' x 8' 3" (3.96m x 2.51m) Carpeted flooring, double glazed window to rear aspect, radiator, wall mounted Worcester gas boiler.

BEDROOM 3

8' 9" x 7' 10" (2.67m x 2.39m) Carpeted flooring, double glazed window to front aspect, radiator.

OUTSIDE

Lawned front garden path leading to front door. Enclosed rear garden to be established, brick built storage shed, garden all enclosed by fencing, gate leading to rear passage way.

COUNCIL

Ipswich Borough Council
Council Tax Band (A) £1,502.70

NEAREST SCHOOLS

Castle Hill infant & junior schools, Ormiston Endeavour 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.

DEFOE ROAD IPSWICH IP1 6SL	Energy rating D	Valid until: 1 April 2031
		Certificate number: 2500-7225-0822-8000-3493



**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



Ipswich & Suffolk Estate Agents (trading as Your Ipswich Ltd). Registered in England, Company No: 07815579 | VAT No: 150 7321 41.

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