



Chepstow Road, Ipswich, IP1 6RY

Guide Price £325,000 Freehold

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Located on a corner plot in the desirable North West of Ipswich within walking distance to local schools, shops and bus service. This 3 bedroom detached family home offers great outside sunken covered entertaining area. The property is arranged over two floors comprising entrance hall, G/F cloakroom, inner hallway leading to lounge/dining, modern fitted kitchen with integrated appliances, 3 bedrooms and family bathroom, further benefits include double glazing throughout, gas central heating, attached single garage, off road parking, established gardens front and rear. Inspection recommended.

ENTRANCE HALL

Composite door with double glazed side panel, laminate flooring, opening into inner hallway.

CLOAKROOM

Comprising low level WC and hand basin with storage cupboards under, radiator, double glazed window to front aspect, laminate flooring.

INNER HALLWAY

Laminate flooring, radiator with cover, stairs to first floor, storage cupboard under stairs, double door storage cupboard, doors to kitchen & lounge/dining.

LOUNGE/DINER

17' 10" max x 12' 1" max (5.44m x 3.68m) Laminate flooring, oak mantel over fireplace log burner, radiator, double glazed window to front aspect, double glazed bi-fold doors leading to garden, storage cupboard under stairs.

KITCHEN

11' 11" x 10' 4" (3.63m x 3.15m) Modern fitted Howdens kitchen with matching eye level and base units with quartz work tops, inset sink with hot & cold mixer tap, integrated dish washer and fridge freezer, plumbing for washing machine, AEG 5 ring gas hob with extractor over, AEG electric oven, laminate flooring, radiator, double glazed window & door to side aspect.

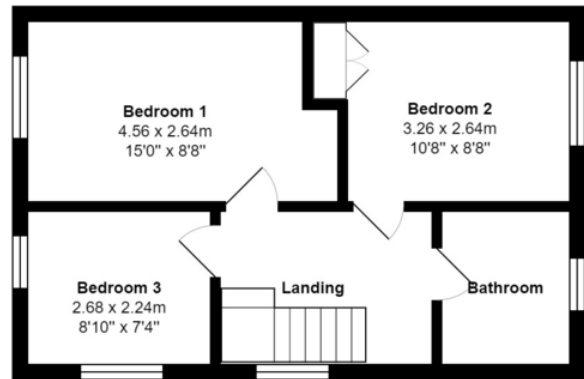
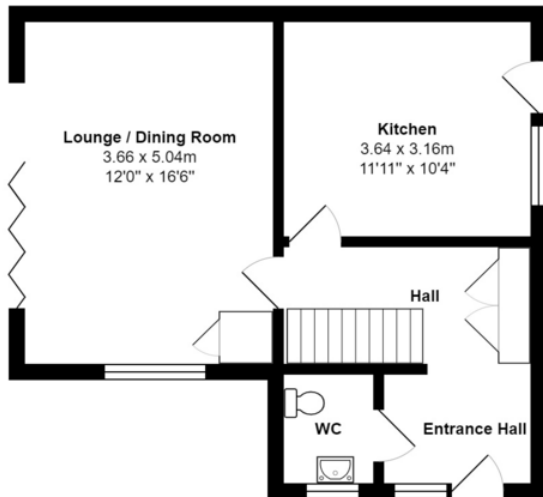
STAIRS

Carpeted stairs & landing, loft hatch Gas boiler is located in the loft, airing cupboard housing hot water cylinder, doors to bedrooms and bathroom.

BEDROOM 1

13' 3" x 10' 9" (4.04m x 3.28m) Carpeted flooring, radiator, double glazed window to side aspect.





Total Area: 84.2 m² ... 907 ft²

All measurements are approximate and for display purposes only

BEDROOM 2

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

BEDROOM 3

9' 5" x 7' 4" (2.87m x 2.24m) Carpeted flooring, radiator, dual aspect double glazed windows to front & side aspect.

BATHROOM

Comprising low level WC, wash hand basin with storage cupboards under, bath with shower over (off the mains) chrome heated towel rail, extractor fan, vinyl floor covering, double glazed window to side aspect.

GARAGE

16' 5" x 8' (5m x 2.44m) Up & over roller door, power & lighting connected, double glazed window to side aspect along with pedestrian double glazed door to side aspect.

OUTSIDE

Paved pathway to front door, Astro turf lawn, driveway leading to attached single garage driveway providing off road parking for 2 cars with further parking on shingled area, gate leading into side garden Paved patio area for entertaining with pergola over, side paved stepping stones with coloured stones leading to South facing main garden which is laid to lawn, with pathway leading to sunken covered patio area, flower & shrub borders, Astro turf play area, gardens all enclosed by fencing.

COUNCIL

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

NEAREST SCHOOLS

Castle Hill Infant & junior schools, Ormiston Endeavour Academy.

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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Energy performance certificate (EPC)

Chepstow Road IPSWICH IP1 6RY		Energy rating D	Valid until: 11 May 2034
		Certificate number: 2981-1081-0029-2771-1439	
Property type		Detached house	
Total floor area		87 square metres	



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

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