



Minsmere Road, Ipswich, IP3 9GF

Guide Price £250,000 to £260,000 Freehold

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SUMMARY

A very well presented, two double bedroom semi-detached house with detached garage, nicely positioned in the popular Ravenswood development to the South-East of Ipswich, convenient to local shops, amenities and the A14. The generously proportioned accommodation briefly comprises; entrance hall, kitchen and dining room, sitting room and cloakroom on the ground floor with landing, two double bedrooms with built-in wardrobes, and family bathroom on the first floor. To the outside there is driveway off-road parking and up and over door access to a detached garage, which has been partly converted to provide a storage area to the front, and a separated functional home office to the rear. The attractive rear garden is mainly laid to mature lawn and entertainment patio with retained border flower beds. Early viewing is highly recommended.



SHELTERED ENTRANCE

Composite front door with full height double glazed side casement to.

ENTRANCE HALL

Radiator, tile effect flooring, under stairs recess, stairs with spindle railed banister rising to first floor, doors to.

KITCHEN AND DINING ROOM

14' 10" x 7' 6" approx. (4.52m x 2.29m) Double glazed windows to front, side and rear, double glazed door to garden, radiator, a range of wood effect base and eye level fitted cupboard and drawer units with granite effect work surfaces, inset sink-drainer unit with mixer tap, tiled splash-backs, built-in electric oven and grill, inset gas hob with extractor over, under counter space washing-machine, space for fridge-freezer, cupboard concealing wall mounted gas fired boiler, slate effect tiled floor.



SITTING ROOM

14' 10" max. x 11' 9" approx. (4.52m x 3.58m) Double glazed window to front, double glazed patio style door to garden, two radiators, television, broadband and telephone points, wood effect flooring.

CLOAKROOM

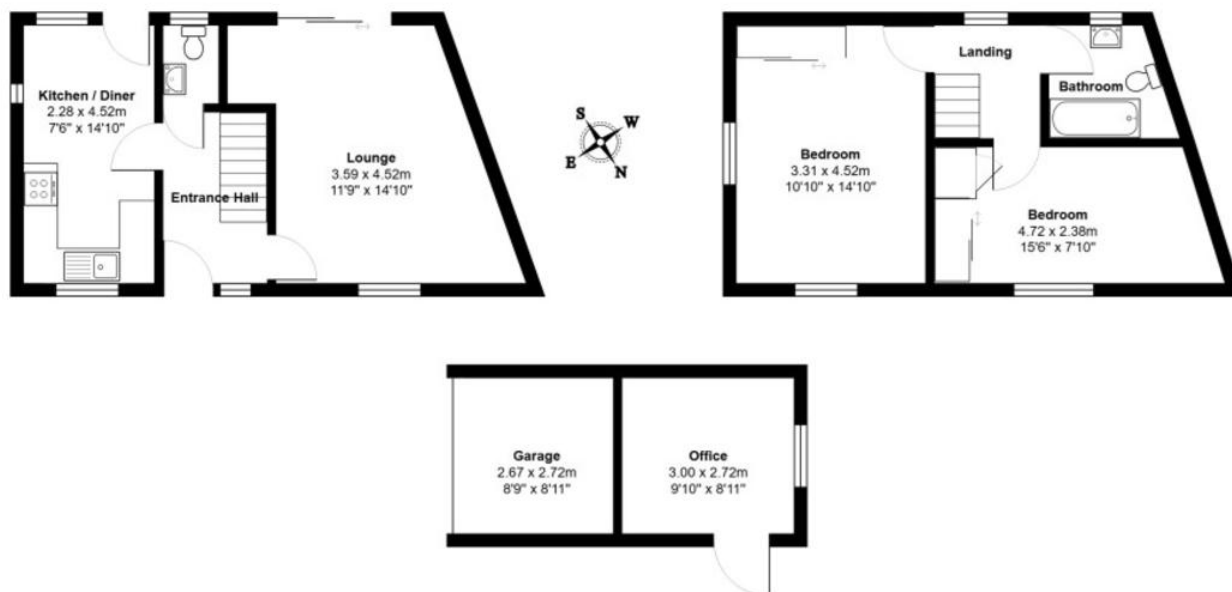
Obscured double glazed window to rear, radiator, low level WC, mounted hand-was basin, tiled splash-back, tile effect flooring.

STAIRS RISING TO FIRST FLOOR

LANDING

Double glazed window to rear, radiator, loft hatch access to fully boarded loft space with light, doors to.





Total Area: 87.4 m² ... 941 ft²

BEDROOM ONE

14' 10" x 10' 10" approx. (4.52m x 3.3m) Double glazed windows to front and side, radiator, built-in mirror fronted triple wardrobe, inset ceiling lights.

BEDROOM TWO

15' 6" max. x 7' 10" approx. (4.72m x 2.39m) Double glazed window to front, radiator, wood panelled feature wall, built-in mirror fronted double wardrobe, built-in airing cupboard housing hot water tank, inset ceiling lights.

FAMILY BATHROOM

Obscured double glazed window to rear, radiator, low level WC, pedestal hand-wash basin, panelled bath with mixer tap and shower attachment, and separate thermostatic shower with independent rinser, fully tiled walls, mosaic tile effect flooring, shaver socket, extractor fan, inset ceiling lights.

OUTSIDE

To the outside there is a brick paved driveway leading to a detached garage with up and over entry door, paved pathway frontage with tap, and area laid to lawn enclosed by hedging. The attractive rear garden is mainly laid to mature lawn and paved entertainment patio, there are retained stocked border flower beds and fencing to boundaries. Garage soffit down lighting creates a pleasant social space in the evenings.

GARAGE & HOME OFFICE

The garage has been partly converted to a useful home office measuring approx. 9' 10" x 8' 11" with mains power and lighting,

it is accessed by a personal double glazed door from the rear garden and has a double glazed window to the rear aspect. The separated front area measuring approx. 8' 9" x 8' 11" is ideal for family storage, has lighting, and is accessed by the up and over entry door.

IPSWICH BOROUGH COUNCIL

Tax band B - Approximately £1,753.15 PA (2024 - 2025).

NEAREST SCHOOLS (.GOV ONLINE)

Ravenswood Primary and Ipswich Academy High.

DIRECTIONS

At the Nacton Road and Ravenswood Avenue intersecting roundabout, head into Ravenswood along Ravenswood Avenue, at the roundabout take your second exit following Ravenswood Avenue, in 100yd turn left into Titchwell Drive, turn left into Minsmere Road, the property is found on the right-hand side.

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

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Energy performance certificate (EPC)

Minsmere Road IPSWICH IP3 9GF	Energy rating C	Valid until: 8 July 2034
		Certificate number: 2061-7053-8040-1409-8005
Property type		End-terrace house
Total floor area		72 square metres



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

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