

1 Fishbane Close, Ipswich, Suffolk, IP3 0SE



Freehold

Guide Price

£250,000

Subject to contract

**In need of
modernisation**

4 bedrooms

2 reception rooms

Gas fired central heating

Easy access to A14 and town
centre



A good sized four bedroom detached house in need of a certain amount of modernisation in this popular residential location.

Some details

General information

A good sized and well laid out four bedroom detached family home in need of a certain amount of modernisation and redecoration. The property benefits from gas fired central heating and replacement double glazed windows, with good sized front and rear gardens.

On entering the property is the entrance hall with a stair flight leading to the first floor and access to all ground floor rooms. The cloakroom is to the immediate left, whilst the sitting room is to the right with a double aspect. The sitting room benefits from replacement double glazed doors overlooking and leading into the rear garden, has ceiling beams and also benefits from a central fireplace with gas fire. To the rear of the house is the dining room with replacement double glazed bay window to the rear. The kitchen is central to the house with a side aspect, giving access to the garden. The kitchen is comprehensively fitted with a range of base and eye level units under a worktop. There is a built in four ring gas hob and a wall cupboard housing a double oven. There is plumbing for a washing machine and a vent for a tumble dryer.

On the first floor the landing gives access to the four bedrooms and the family bathroom. The master bedroom and bedroom four overlook the rear garden whilst bedrooms two and three overlook the front of the property. The family bathroom has a four piece suite and a cupboard housing the gas fired boiler.

Entrance hall

Cloakroom

Sitting room

20' 1" x 11' 8" (6.12m x 3.56m)

Dining room

11' 4" x 10' 0" (3.45m x 3.05m)

Kitchen

10' 8" x 9' 0" (3.25m x 2.74m)

Landing

Bedroom one

12' 0" x 11' 0" (3.66m x 3.35m)

Bedroom two

12' 0" x 9' 0" (3.66m x 2.74m)

Bedroom three

10' 2" x 8' 0" (3.1m x 2.44m)

Bedroom four

9' 6" x 9' 0" (2.9m x 2.74m)

Family bathroom

12' 1" x 6' 7" (3.68m x 2.01m)

The outside

The front garden is laid to lawn with flower and shrub beds and an established Oak tree. There is a tarmac driveway leading up to a detached garage (16' 9" x 16' 0") with electric up and over door and power and light are connected. A side access door to the rear of the garage leads to a covered porch with a door giving access to the front and the rear garden which is approximately 45' in depth. There is a patio area to the immediate rear leading onto a lawned garden with flower and shrub beds, garden shed and greenhouse.

Where?

The property is situated in a popular residential location within walking distance of both Gainsborough Sport Club and the Ipswich Academy. There are some local shops within a short walk and there is easy access to both the A14 and the town centre with its flourishing shopping centre and recreational facilities.

The vibrant rejuvenated waterfront with its marina, a variety of restaurants and entertainment bars is just a short drive away.

For the commuter, Ipswich's mainline railway station provides a fast and frequent rail service to London Liverpool Street with journeys scheduled just over the hour.

Important information

Services - we understand that mains gas, electricity, water and drainage are connected to the property.

Tenure - Freehold.

Council tax band D.

EPC rating C.

Directions

From Ipswich proceed out on the A1156 into Fore Hamlet towards Felixstowe. Proceed up Bishops Hill, turning right onto Nacton Road. Continue past the parade of shops and over the roundabout. At the traffic lights turn right into Maryon Road. Continue on Brazier's Wood Road, passing Gainsborough Sport Centre on your left. At the junction turn left continuing on Brazier's Wood Road, then right into Cole Ness Road, taking the 1st left into Fishbane Close where the property is located on the left hand side.

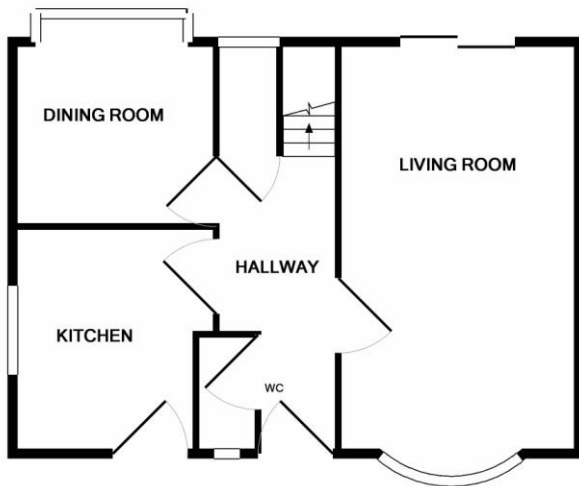
Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

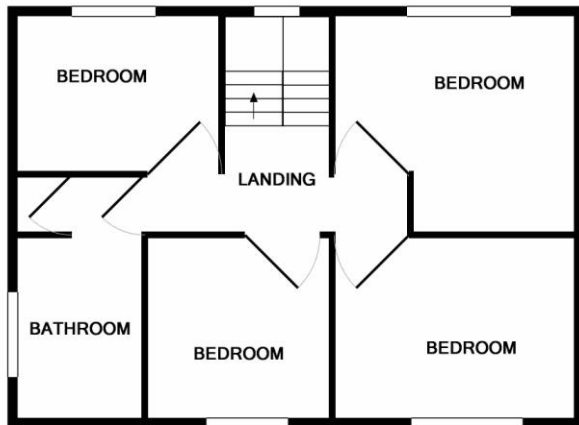
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Viewing

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Particulars for 1 Fishbane Close, Ipswich, Suffolk, IP3 0SE

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