



Fairfield Road | Ipswich | IP3 9LD

Asking Price £220,000 Freehold



Fairfield Road, Ipswich, IP3 9LD

A three bedroom semi-detached family home with garage and off-road parking located to the popular South East of Ipswich. The accommodation comprises; storm porch, entrance hall, kitchen, sitting room with log burner and dining room on the ground floor with landing, three bedrooms and bathroom on the first floor. To the outside there is lawn to the front with driveway providing off road parking whilst to the rear there is a good-sized garden approaching 95' with mature lawn, detached garage and hot tub shelter. Further benefits include predominant double glazing and gas central heating via a modern boiler. Viewing is highly recommended.



STORM PORCH

Double glazed door with matching half side casements to entrance hall.

ENTRANCE HALL

Radiator, stairs rising to first floor, under stairs recess space with modern wall mounted gas fired boiler, wood effect flooring, traditional panelled doors to.

KITCHEN

11' 03" x 6' 06" maximum (3.43m x 1.98m) Double glazed windows to side and rear, double glazed door to garden, radiator, base and eye level wood effect cupboard and drawer units, rolled edge worktops, corner inset dual bowl sink drainer unit with mixer tap, inset gas hob with extractor over, built-in oven and grill, spaces for washing machine and fridge, tiled splash backs, slate effect flooring.



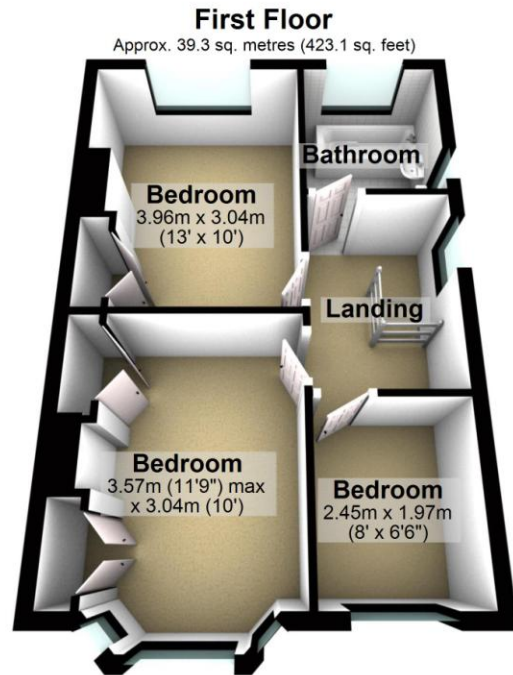
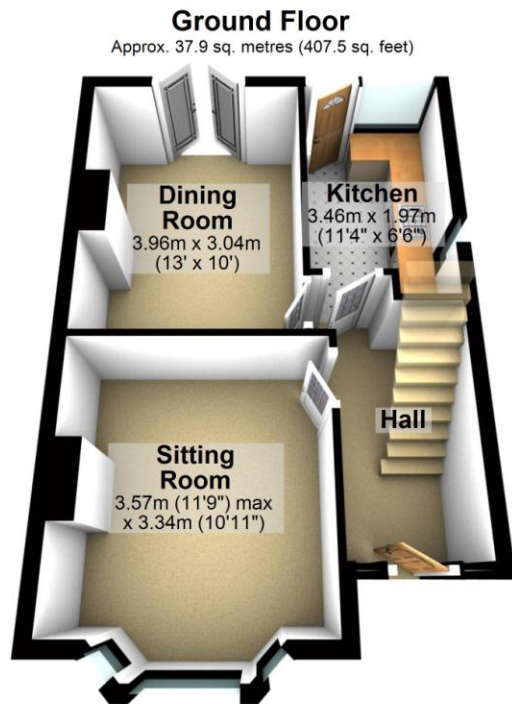
SITTING ROOM

13' 02" into bay x 10' 11" (4.01m x 3.33m) Double glazed bay window to front, radiator into bay, open fireplace with log burner, picture rail, exposed floor boards, television point.

DINING ROOM

13' x 9' 11" (3.96m x 3.02m) Double glazed French doors to garden, radiator, concealed fireplace with electric fire in front, picture rail, wood effect flooring.





Total area: approx. 77.2 sq. metres (830.6 sq. feet)

Mortimer EPC
Plan produced using PlanUp.

STAIRS RISING TO FIRS FLOOR

LANDING

Obscured double glazed window to side, wall mounted electric consumer unit, loft access, traditional panelled doors to.

BEDROOM ONE

13' 07" into bay x 9' 11" (4.14m x 3.02m) Double glazed bay window to front, radiator, built-in alcove wardrobes, picture rail.

BEDROOM TWO

13' x 10' 07" (3.96m x 3.23m) Double glazed window to rear, radiator, built-in alcove cupboard, picture rail.

BEDROOM THREE

7' 11" x 6' 05" (2.41m x 1.96m) Double glazed window to front, radiator, picture rail.

BATHROOM

7' x 6' 04" (2.13m x 1.93m) Obscured double glazed windows to side and rear, classic style towel radiator, panelled bath with electric shower over, pedestal hand wash-basin with mixer tap, part tiled walls, slate tiled floor.

OUTSIDE

The front consists of mature lawn to side with driveway off-road parking and gated access to a detached garage. To the rear there is a good-sized established garden approaching 95ft in length with mature lawn, stocked borders, the detached garage has double door entry.

IPSWICH BOROUGH COUNCIL

Tax band B - Approximately £1,5050.56 PA (2020-2021).

SCHOOLS

Murrayfield Primary and Ipswich Academy High.

Energy performance certificate (EPC)

FAIRFIELD ROAD IPSWICH IP3 9LD		Energy rating C
Valid until 1 October 2030	Certificate number 4920-0104-0035-9099-1043	
Property type Semi-detached house		
Total floor area 74 square metres		
Rules on letting this property Properties can be rented if they have an energy rating from A to E.		



**VIEWING STRICTLY BY APPOINTMENT
THROUGH YOUR IPSWICH**

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