

131 Heatherhayes, Ipswich, Suffolk, IP2 9SG



Freehold

Guide Price

£260,000

Subject to contract

South West Ipswich

Four double bedrooms
Sitting/dining room and family room
Bathroom and shower room



A well-presented four double bedroom end terraced house situated to the south-west side of the town centre.

Some details

General information

Located on the South-West of Ipswich, is this extended four double bedroom end terraced house. The property is within close proximity to Ipswich mainline railway station and Ipswich town centre. It has double glazing and a Sunflow electric heating system.

The accommodation comprises an entrance hall with stairs to the first floor. To the left is the family room which has a window to the front and an understairs cupboard. To the right of the hall is the sitting/dining room which has a dual aspect with doors opening onto the garden as well as double doors opening into the kitchen. The kitchen which is fitted with a range of base and eye level units, work surfaces, freestanding oven, space for washing machine and fridge/freezer. There is a window over-looking the garden and a door leading back through into the family room.

The first floor landing has built-in airing cupboard and gives access to all four bedrooms, bathroom and shower room. Bedrooms one and two are to the rear of the property overlooking the garden and bedrooms three and four are to the front. The contemporary family bathroom is fitted with a white suite of bath, walk-in shower, basin and WC. The shower room located across the landing has a walk-in shower cubicle, basin and WC.

Entrance hall

Family room

17' x 9' 10" (5.18m x 3m)

Sitting/dining room

27' 9" x 9' 6" (8.46m x 2.9m)

Kitchen

13' x 8' 9" (3.96m x 2.67m)

Landing

Bedroom one

13' x 8' 9" (3.96m x 2.67m)

Bedroom two

9' 9" x 9' 6" (2.97m x 2.9m)

Bedroom three

12' 11" x 9' 6" (3.94m x 2.9m)

Bedroom four

9' 11" x 8' 6" (3.02m x 2.59m)

Bathroom

9' x 6' 5" (2.74m x 1.96m)

Shower room

6' x 4' 9" (1.83m x 1.45m)

The outside

The front garden is predominantly hardstanding providing parking for numerous vehicles.

The rear garden has a patio area to the rear of the property with the remainder being laid to lawn and surrounded by an array of flowerbeds and shrubs.

Where?

The property is situated on the South-West side of town in an area known locally as Belstead Hills. A range of local amenities and schools can be found nearby.

Important information

Council Tax Band - B

Services - We understand that mains water, drainage, electricity are connected to the property.

Tenure - Freehold

EPC - D

Directions

From Ipswich town centre leave in a southerly direction, crossing over the bridge, heading towards Stoke Maltings. Turn right into Burrell Road then take the first left into Belstead Road and continue until the turning for Gorsehayes. At the T-junction turn right into Heatherhayes, where the property will be found on the right.

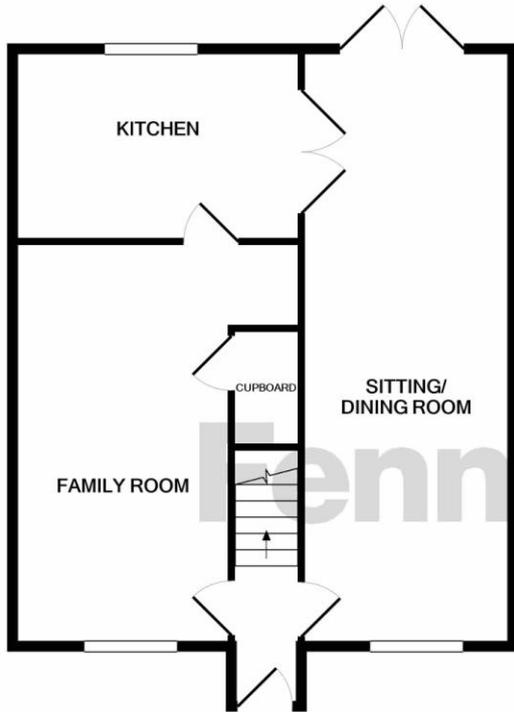
Further information

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

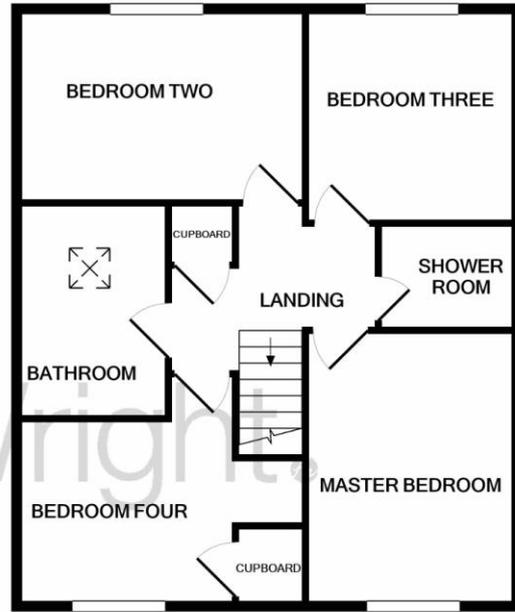
fennwright.co.uk

Viewing

To make an appointment to view this property please call us on 01473 232 700



GROUND FLOOR



1ST FLOOR

To find out more or book a viewing

01473 232 700

fennwright.co.uk

Fenn Wright LLP is East Anglia's leading, independently owned firm of chartered surveyors, estate agents and property consultants.

- Residential and Commercial Sales and Lettings
- Development, Planning and New Homes
- Farms & Estates Agency and Professional Services
- Water & Leisure Agency and Professional Services
- Mortgage valuations

Consumer Protection Regulations 2008

Fenn Wright 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. Fenn Wright, 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. Fenn Wright confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Fenn Wright. Referral commission (where received) is in the range of £15 to £750.

Fenn Wright is a Limited Liability Partnership registered in England under no. OC431458. Registered office: 1 Tollgate East, Stanway, Colchester, Essex, CO3 8RQ. A list of members is open to inspection at our offices.

Particulars for 131 Heatherhayes, Ipswich, Suffolk, IP2 9SG

