

419 Landseer Road, Ipswich, IP3 9LT



**Freehold**

Offers in excess of

**£210,000**

Subject to contract

**No onward chain**

3 bedrooms  
2 reception rooms  
1 bathroom



Situated to the south-east of Ipswich is this extended property with no onward chain and a recently fitted Howdens kitchen.

## Some details

### General information

This extended three bedroom semi-detached house is situated on the south-eastern side of Ipswich providing excellent links to the A12/A14 and local amenities including Waitrose, John Lewis and Ransome Europark. The property is offered with no onward chain and has had a re-fitted kitchen. It has two reception rooms, first floor bathroom, double glazing, gas central heating and a detached garage.

The accommodation comprises a porch with door to the sitting room. Which has stairs to the first floor and door off to the dining room. The sitting room has a bay window to the front and fireplace with electric fire. Adjacent is the extended dining room overlooking the garden and the kitchen off of has base and eye-level units along with space for appliances. There is a window to the rear and door to the garden.

The landing has doors off to three bedrooms, two of which are doubles and the family bathroom which has a suite of bath, basin and WC.

### Porch

#### Sitting room

17' x 12' 6" (5.18m x 3.81m)

#### Dining room

19' 3" x 10' 2" (5.87m x 3.1m)

#### Kitchen

7' 9" x 6' 5" (2.36m x 1.96m)

### Landing

#### Bedroom one

12' 11" x 11' (3.94m x 3.35m)

#### Bedroom two

10' 11" x 10' 3" (3.33m x 3.12m)

#### Bedroom three

7' 11" x 6' 10" (2.41m x 2.08m)

#### Bathroom

7' 3" x 6' 6" (2.21m x 1.98m)

### The outside

The front of the property is mainly laid to hardstanding providing parking for one vehicle, subject to planning.

The rear garden is enclosed by wooden fencing with mature shrubs at the bottom of the garden and is predominantly laid to lawn. There is a shared driveway providing access to the detached

garage.

### Where?

Landseer Road is located to the south-east of Ipswich with easy access to the A12/A14, John Lewis, Waitrose and Ransome Europark. There are a number of bus routes nearby taking you into Ipswich town centre and the Waterfront which both offer a fantastic range of shopping facilities, bars, coffee houses and restaurants.

### Important information

Council Tax Band - B

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

Tenure - Freehold

EPC rating - E

### Directions

Proceed out of town in an easterly direction along Fore Hamlet and continue up Bishops Hill. At the top of the hill take the first right into Nacton Road and continue for some distance. When you reach the roundabout take the third right onto Landseer Road where the property will be found on the right.

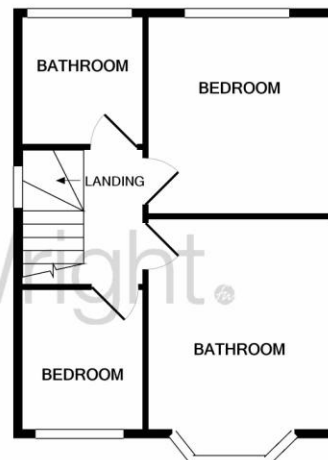
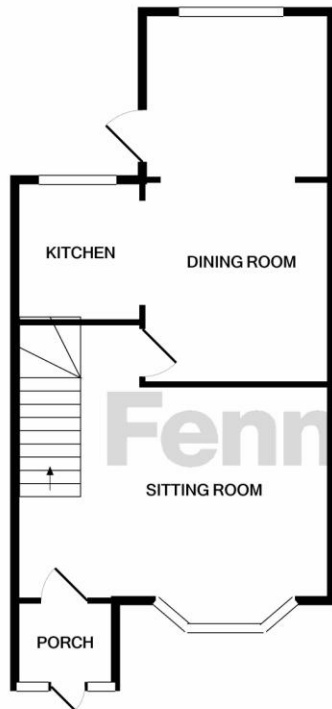
### Further information

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

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### Viewing

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



GROUND FLOOR

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