

23 Corton Road, Ipswich, IP3 9NR



**Freehold**

Guide Price

**£195,000**

Subject to contract

**No Onward Chain**

2 bedrooms  
Sitting/dining room  
Kitchen/breakfast room  
Parking





Situated on the south eastern outskirts of Ipswich and offered with no onward chain is this extended semi-detached bungalow.

# Some details

## General information

Situated on the South Eastern outskirts of Ipswich, close to a number of local amenities including John Lewis and Waitrose and providing excellent links to the A12/14, is this two bedroom semi-detached bungalow. The property is offered with no onward chain and has been extended to provide a 21' sitting/dining room as well as a kitchen/breakfast room and conservatory. It also has gas central heating, double glazing, parking and garden.

The accommodation comprises a porch with a door to a reception hall which has doors off to. The bedrooms are situated to the front of the property, both of which are doubles and one with built in wardrobes. To the rear is a sitting/dining room which measures 21' in length and overlooks the garden, adjacent is the kitchen/breakfast room which has a dual aspect and base level units with work surfaces and sink. There is a door out to the conservatory which has windows and door out to the garden. Also off the hall is a shower room with a basin, WC and walk in shower.

## Reception hall

13' x 3' 5" (3.96m x 1.04m)

## Sitting/dining room

21' 7" x 11' (6.58m x 3.35m) max

## Kitchen/breakfast room

14' 11" x 8' 1" (4.55m x 2.46m) max

## Conservatory

9' 7" x 9' 4" (2.92m x 2.84m)

## Bedroom one

13' x 11' (3.96m x 3.35m)

## Bedroom two

11' 3" x 10' 11" (3.43m x 3.33m)

## Shower room

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

## The outside

The front of the property is enclosed by a low level brick wall with a front garden which is mainly laid to block paving and hardstanding allowing for parking. There is also a gate to the side providing access to the rear garden.

The rear garden is mainly laid to lawn with patio area to the immediate rear of the property and various shrubs, borders and trees. The garden is also enclosed by wooden fencing.

## Where?

Corton Road is situated on the South Eastern outskirts of Ipswich, just off Mildmay Road. There are a local parade of shops including a butchers and Tesco Express. There are further amenities nearby including John Lewis, Waitrose and Sainsburys supermarket. Ipswich town centre and Waterfront are both within easy reach offering a range of 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 - D

## Directions

Head out of town in an easterly direction along Fore Hamlet which will become Bishops Hill. At the crest of the hill take the first right into Nacton Road and continue for some distance passing the parade of shops and Tesco Express on the right. At the mini roundabout continue straight over and take the next turning on the right into Mildmay Road and the T junction turn right, continuing along Mildmay Road, take the second turning on the left into Corton Road where the property will be found on the left hand side identified by a Fenn Wright board.

## 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



To find out more or book a viewing

**01473 232 700**

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Particulars for 23 Corton Road, Ipswich, IP3 9NR

