



Annbrook Road, Ipswich, Suffolk
£179,950

- NO ONWARD CHAIN
- 2 BED END TERRACE
- NEW KITCHEN AND BATHROOM
- FULLY REFURBISHED
- CARPETED THROUGHOUT
- POPULAR LOCATION
- CENTRAL HEATING
- DOUBLE GLAZING
- ENCLOSED REAR GARDEN
- GOOD ACCESS TO A12/A14 TRUNK ROADS



NO ONWARD CHAIN

GRACE ESTATE AGENTS are pleased to present to market this 2 bedroom end terraced property situated within the ever popular location of Belstead Hills.

The property has been recently updated and refurbished and is ready to move in, having no onward chain. Newly fitted carpets feature through the living and sleeping accommodation.

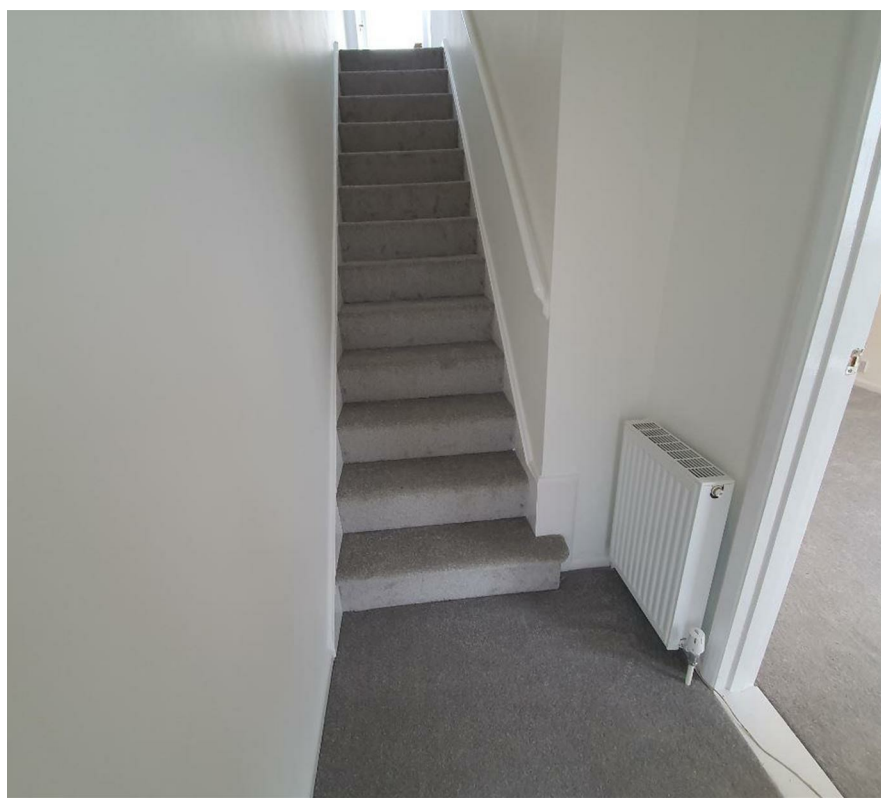
A new kitchen and bathroom have been installed, the kitchen boasts contemporary style grey units, cupboards and drawers is of a good size.

Upstairs are two bedrooms and a newly fitted family bathroom.

The rear garden is fully enclosed with a patio area and a grassed area.

The garage is located in a block.





Property

The property comprises lobby which is carpeted, double glazed front door, stairs to first floor and door into :-

LOUNGE

16'6" x 13'0" (5.05 x 3.98)
Double glazed window to front aspect double glazed window to rear aspect, under stairs cupboard, radiators, fitted grey carpet.

KITCHEN

13'5" x 10'2" (4.10 x 3.12)
A range of contemporary base and fitted wall units and drawers in grey. Wooden worktops with inset sink and side drainer with mixer taps, electric oven and hob with extractor fan over, space for washing machine, space for fridge/freezer, double glazed window to rear aspect, double glazed door to rear aspect, spotlights, wall mounted boiler for central heating.

BEDROOM ONE

13'8" x 8'0" (4.18 x 2.45)
Double glazed window to front aspect, radiator, grey carpeting.

BEDROOM TWO

12'11" x 8'4" (3.96 x 2.55)
Double glazed window to back aspect, radiator, carpeted.

BATHROOM

Comprising panel bath, WC and pedestal hand wash basin, tiled flooring and chrome heated towel rail, obscure double glazed window to rear aspect.

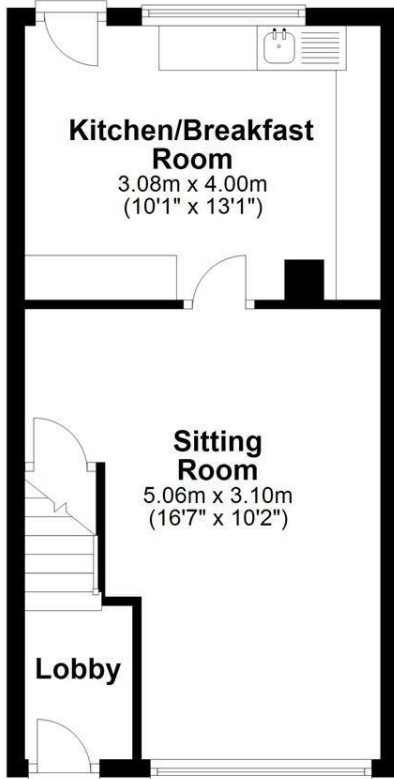
OUTSIDE

The front of the property pathway leading up to double glazed door, grassed area. To the rear of the property the back garden is mainly laid to lawn, it is fully enclosed by fencing and pathway. The garage is located in block.



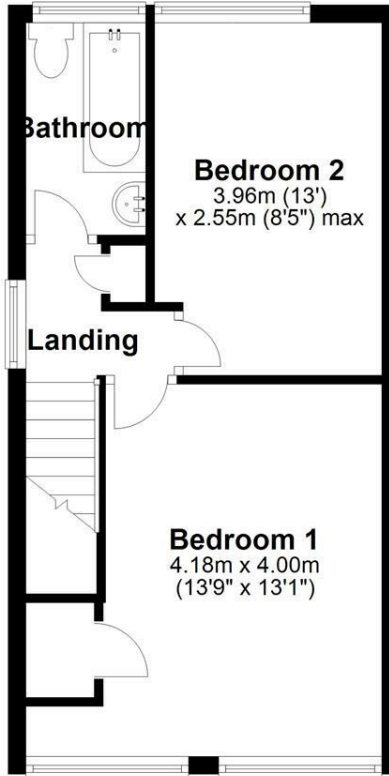
Ground Floor

Approx. 33.0 sq. metres (354.9 sq. feet)



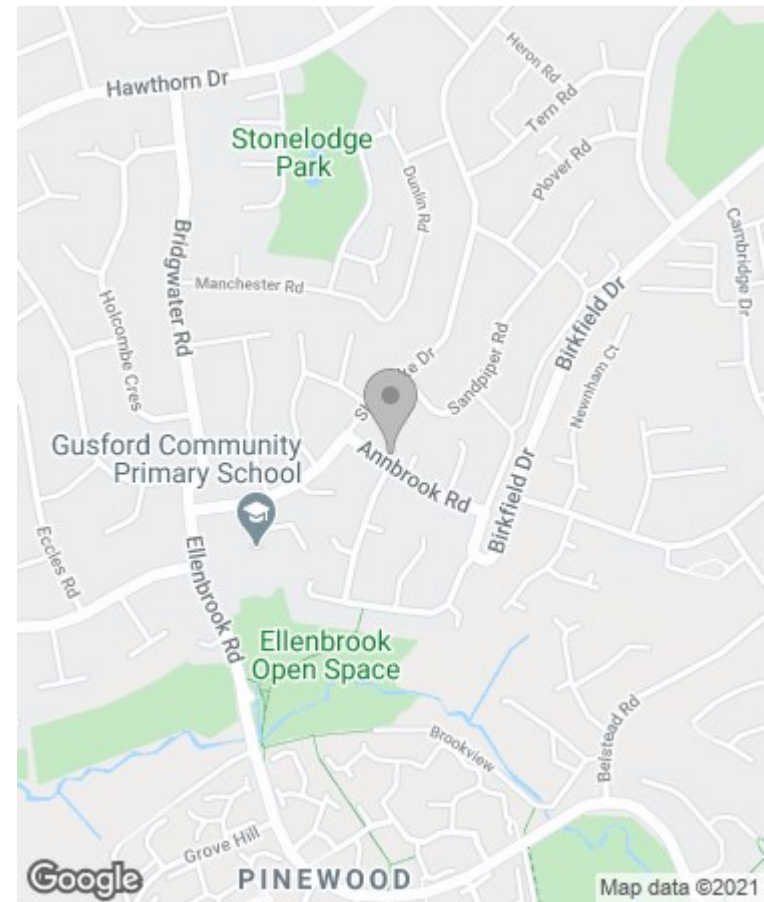
First Floor

Approx. 33.0 sq. metres (354.9 sq. feet)



Total area: approx. 65.9 sq. metres (709.8 sq. feet)

Mortimer EPC
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not energy efficient - higher running costs			
			80
		39	
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

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