

Fairfield Road | Ipswich | IP3 9LB

Price £270,000 Freehold

ipswich &
suffolk estate
agents
Part of the Your Ipswich Group

Fairfield Road, Ipswich, IP3 9LB

An ideal opportunity to purchase this 3 bedroom semi-detached family home located to the South-East of Ipswich within walking distance to local schools, shops and bus service. Arranged over two floors comprising storm porch, entrance hall, 2 reception rooms although currently dining room is being used as a bedroom, modern fitted kitchen, utility room, G/F cloakroom, stairs to first floor leading to three bedrooms and family bathroom. Further benefits include double glazing throughout, gas central heating, garage plus off road parking, good size rear garden with summer house/workshop.

STORM PORCH

ENTRANCE HALL

Double glazed door into entrance hall, Para wood flooring, radiator, stairs to first floor, storage under stairs, doors to lounge, dining and kitchen.

LOUNGE

11' 4" x 10' 5" (3.45m x 3.18m) Wood flooring, double glazed window to front aspect, radiator, tiled fireplace.

DINING ROOM

11' 3" x 10' 6" (3.43m x 3.2m) Carpeted flooring, double glazed window to rear aspect, radiator.

KITCHEN

16' 3" x 8' 10" (4.95m x 2.69m) Modern glossy eye level and matching base units with quartz work tops, electric 4 ring hob with extractor over, wall oven and grill, plumbing for washing machine, ceramic sink and drainer with swan neck mixer tap, laminated flooring, slim line radiator, breakfast bar, double glazed window to side and rear aspect, double glazed door through to utility area.

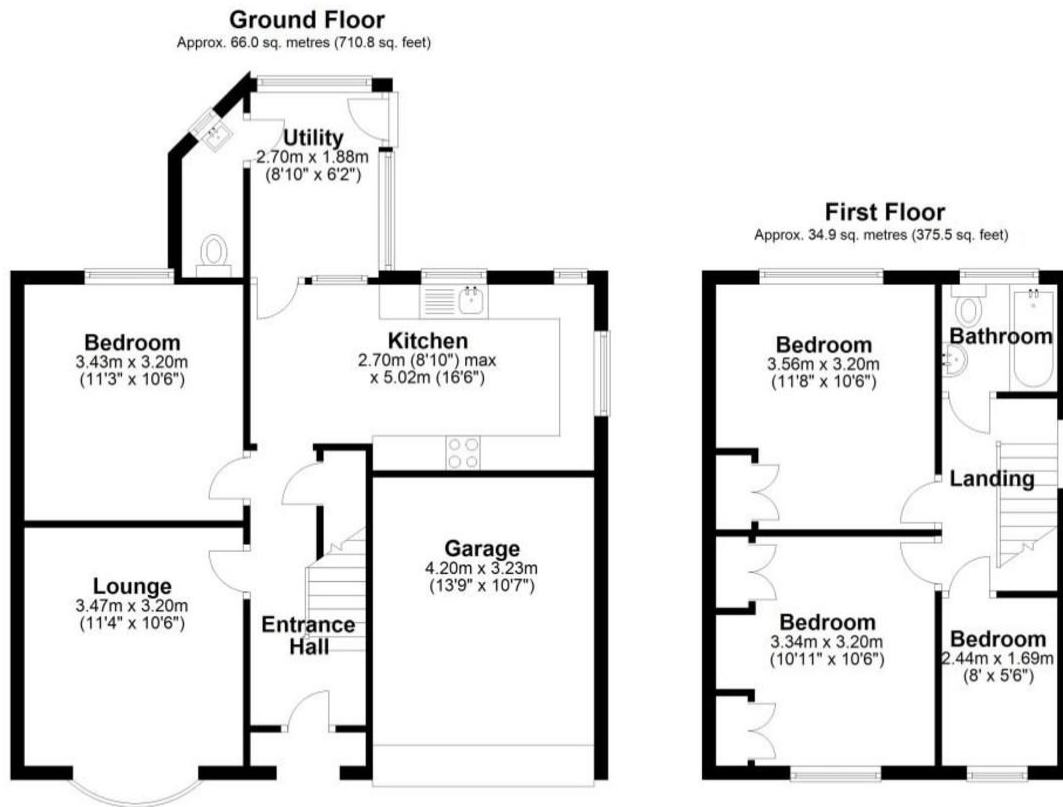
UTILITY ROOM

8' 10" x 6' 1" (2.69m x 1.85m) Tiled flooring, double glazed windows to side & rear aspect, double glazed door to side aspect, door to cloakroom.

CLOAKROOM

Low level WC, wash basin with cupboards under, laminate flooring, double glazed window to rear aspect.





Total area: approx. 100.9 sq. metres (1086.2 sq. feet)

STAIRS

Carpeted stairs and landing, double glazed window to side aspect, loft hatch, doors to bedrooms and bathroom.

BEDROOM 1

11' 5" x 9' 3" (3.48m x 2.82m) Carpeted flooring, radiator, 2 x 2 door built in wardrobes, double glazed window to front aspect.

BEDROOM 2

11' 3" x 9' 2" (3.43m x 2.79m) Carpeted flooring, radiator, 2 door built in wardrobe, further built in cupboard in recess, double glazed window to rear aspect.

BEDROOM 3

7' 9" x 5' 5" (2.36m x 1.65m) Carpeted flooring, double glazed window to front aspect, radiator.

BATHROOM

5' 5" x 5' 3" (1.65m x 1.6m) Comprising low level WC, wash hand basin with cupboards under, bath with mixer shower attachment, extractor fan, double glazed window to rear aspect slim line radiator.

GARAGE

13' 5" x 10' 6" (4.09m x 3.2m) Up & over roller door, power & lighting connected, wall mounted gas boiler, window to side aspect.

OUTSIDE

Off road parking for 2 cars to front, side gate leading to rear garden which is mainly laid to lawn, pathway leading to summer house/workshop measuring 13.5 x 13.2 with power & lighting connected, fully insulated walls and roof, further timber garden shed all enclosed by fencing.

COUNCIL

Ipswich Borough Council
Council Tax Band (C) £1,915.28

NEAREST SCHOOLS

Murrayfield Primary Academy & Ipswich Academy.

SERVICES

We understand all mains services are connected.

CONSUMER PROTECTION REGULATIONS 2008

Your Ipswich Ltd 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.

Your Ipswich Ltd, 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. Your Ipswich Ltd confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Your Ipswich Ltd. Referral commission (where received) is in the range of £60 to £200.

Fairfield Road IPSWICH IP3 9LB	Energy rating D	Valid until: 20 February 2034 Certificate number: 2140-6502-9040-2108-0921
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**VIEWING STRICTLY BY APPOINTMENT
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