



Maple Close, Ipswich, IP2 0PB

Offers Over £220,000 Freehold

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NO ONWARD CHAIN - Situated on an elevated position with tree top view to the front providing an ideal opportunity to purchase this 2 bedroom semi-detached house comprising of entrance hall, sitting room, kitchen/breakfast room, G/F cloakroom/utility, stairs to first floor leading to two double bedrooms, master with a full wall of built in wardrobes and F/F bathroom originally bedroom 3. The property is double glazed throughout along with gas central heating, established front and rear gardens, located in a quiet close within walking distance to local schools, bus service, train station and a short drive to local shops.

ENTRANCE HALL

UPVC door into entrance hall, carpeted flooring, radiator, stairs to first floor, door to utility/cloakroom, lounge and kitchen.

LOUNGE

15' 5" x 10' 11" (4.7m x 3.33m) Laminate flooring, 2 double glazed window to front aspect, radiator, fireplace with log burner, ceiling fan, walk in storage cupboard under the stairs.

KITCHEN/ DINER

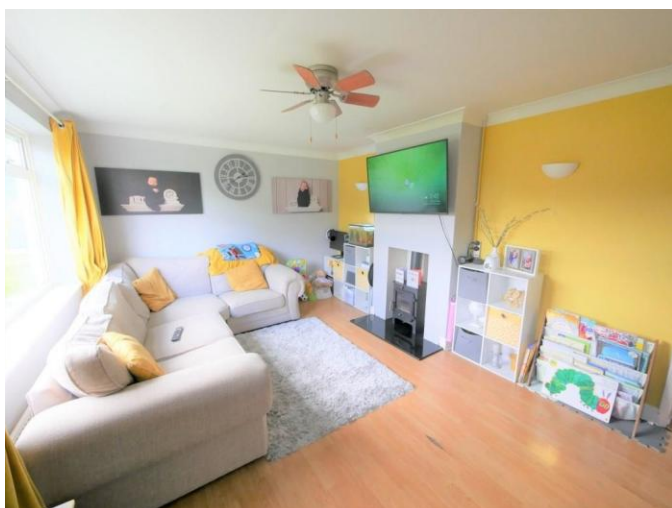
12' 3" x 9' 1" (3.73m x 2.77m) Matching wall and base units with roll edge worktops, 4 ring electric hob with extractor over, electric oven, stainless steel sink & drainer with pull down hot & cold tap, space for fridge/freezer, double glazed window to rear aspect, double glazed door to rear garden.

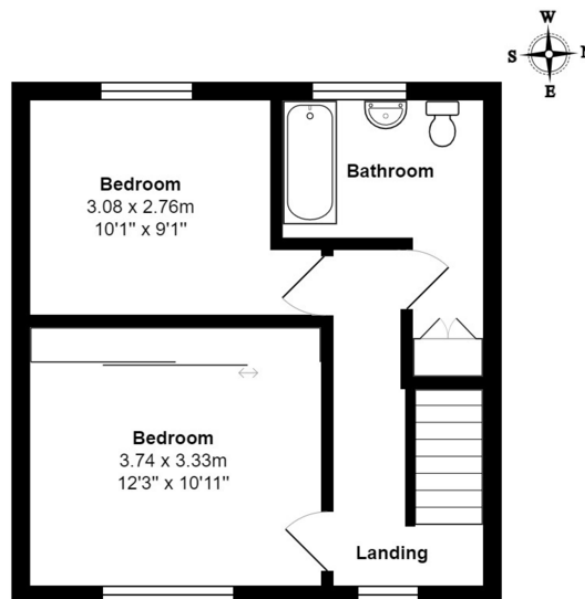
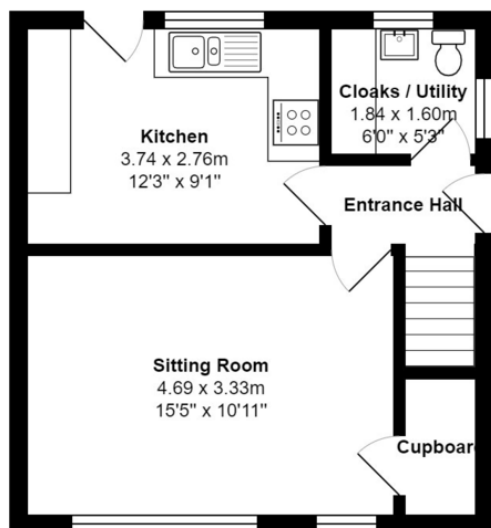
UTILITY/CLOAKROOM

6' x 5' 3" (1.83m x 1.6m) Comprising low level WC & hand basin with storage cupboards under, glossy white wall units with worktop under, plumbing for washing machine, space for tumble dryer, floor to ceiling tiled walls, heated towel rail, tiled floor, double glazed window to rear & side aspect.

STAIRS

Double glazed window at bottom of staircase, carpeted stairs & landing, double glazed window to front aspect, radiator, doors to bedrooms and bathroom.





BEDROOM 1

12' 3" x 10' 11" (3.73m x 3.33m) Exposed floor boards, double glazed window to front aspect, radiator, 8 door built in wardrobe.

BEDROOM 2

10' 1" x 9' 2" (3.07m x 2.79m) Carpeted flooring, double glazed window to rear aspect, radiator, loft hatch.

BATHROOM

8' 4" max x 6' 1" max (2.54m x 1.85m) Comprising low level WC wash hand basin with storage cupboards under, bath with shower over (off the mains) chrome heated towel rail, radiator, laminate flooring, floor to ceiling tiled walls, double glazed window to rear aspect, 2 door storage cupboard housing gas boiler.

OUTSIDE

Steps up from path leading to front garden which is mainly laid to lawn, flower & shrub borders, path to front door, timber gate to rear garden with paved patio area for entertaining, brick built outhouse, remainder of the garden is laid to lawn variety of trees & bushes, timber garden shed, gardens all enclosed by fencing.

COUNCIL

Ipswich Borough Council
Council Tax Band (B) £1,753.15

NEAREST SCHOOLS

The Oaks Primary School, Chantry 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.

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Maple Close IPSWICH IP2 9PS	Energy rating C	Valid until: 31 October 2032
		Certificate number: 2132-4029-8209-0569-1202



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