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## 8 Queensdale Close, Ipswich, IP1 4JZ

£265,000

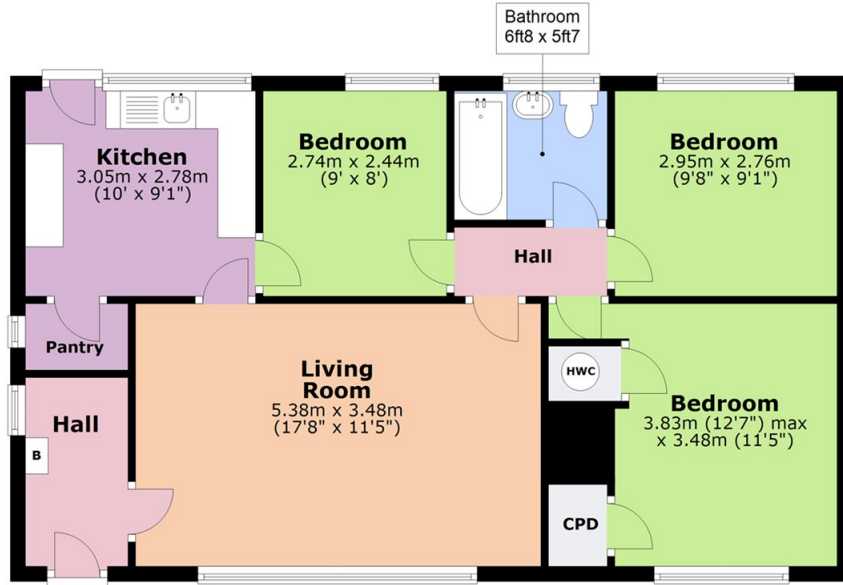
- Offered with No Onward Chain
- Property Requires Updating
- Kitchen with Walk in Pantry
- 17ft Living Room
- Three bedrooms
- Generous Sized plot in Excess of 100ft
- Detached Garage with Driveway Parking
- New Windows and Doors Installed in 2019

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## Ground Floor



Total area: approx. 67.9 sq. metres (730.6 sq. feet)

The floor plan is intended as a guide only.  
Plan produced using PlanUp.

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		65	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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