



Goldsmith Road, Ipswich,
£220,000

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CHAIN FREE: An opportunity to acquire this established three bedroom property located to the West of Ipswich within close proximity to the A14/A12 corridor.

INVESTORS ONLY - TENANTS IN SITU

Property

This three bedroom semi detached property is situated towards the West side of Ipswich with the town centre being around two miles away.. The property is being sold with no onward chain and would make an ideal first time / investment purchase. The accommodation on offer comprises, hallway, living room, kitchen, and ground floor family bathroom, The first floor has a landing leading to three bedrooms The rear garden area can be accessed by the side of the property and is fully enclosed providing a patio area, lawn and towards the rear of the garden is an area which can be used as a vegetable patch.

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Outside

Enclosed front garden with brick wall and gated entrance, off road parking for two cars, lawn and border to side.

Side access to rear garden

Front Porch

Window to side aspect, door leading to:-

Hallway

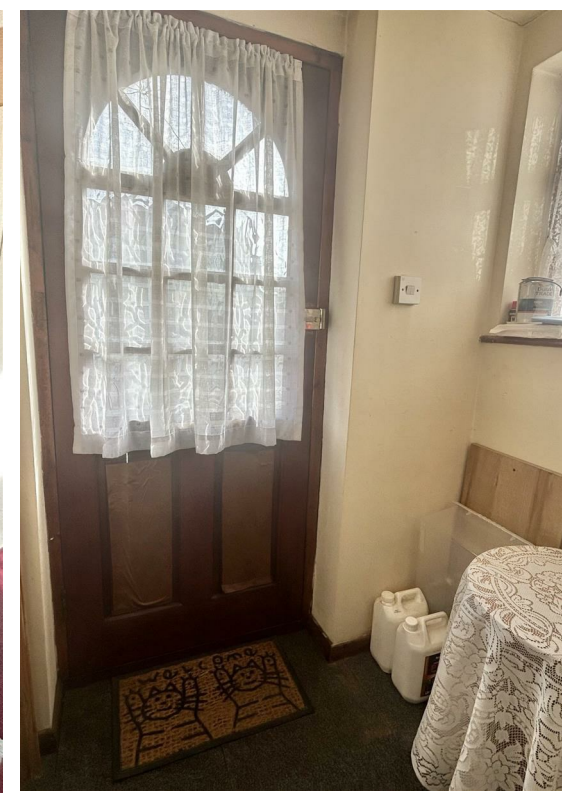
Stairs leading to first floor, door to

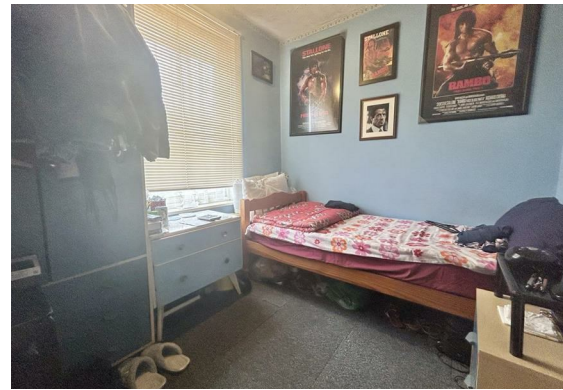
Living Room

Two windows to front aspect, under stairs storage cupboard, chimney breast with inset recess. Door to:

Kitchen

Two windows to rear aspect and door to rear garden, a range and wall and wall cupboards with worktops over, space for cooker, space for fridge/freezer, plumbing and space for washing machine. Wall mounted combi boiler.





- THREE BEDROOMS
- SEMI DETACHED
- WEST IPSWICH
- CLOSE TO A12/A14
- WELL ESTABLISHED REAR GARDEN
- OFF ROAD PARKING FOR TWO CARS
- *INVESTORS ONLY - TENANTS IN SITU*

Bathroom

Two windows to rear aspect, panel bath, pedestal hand wash basin, low level flush WC

Stairs to first floor-

Bedroom 1

Two windows to front aspect, chimney breast with feature fireplace, built in storage cupboard.

Bedroom 2

Double aspect windows to side and rear, chimney breast.

Bedroom 3

Window to rear aspect.

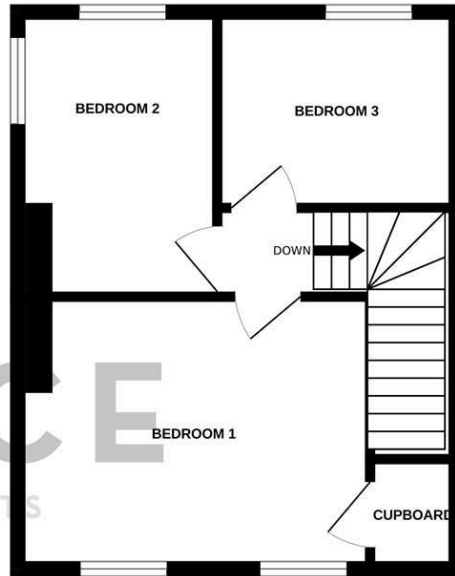
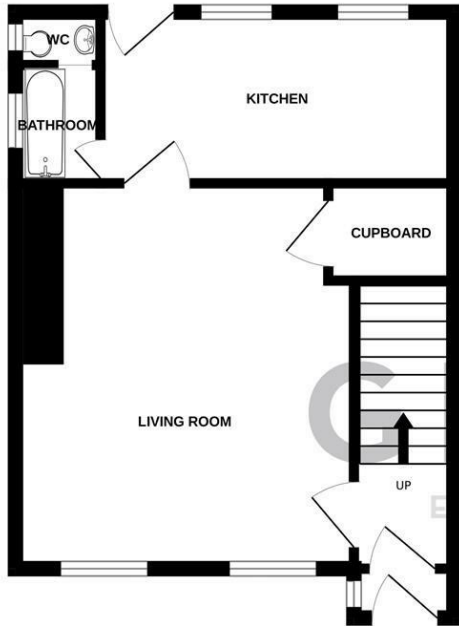
Rear Garden

Fully enclosed rear aspect, mainly laid to lawn with central paved pathway.

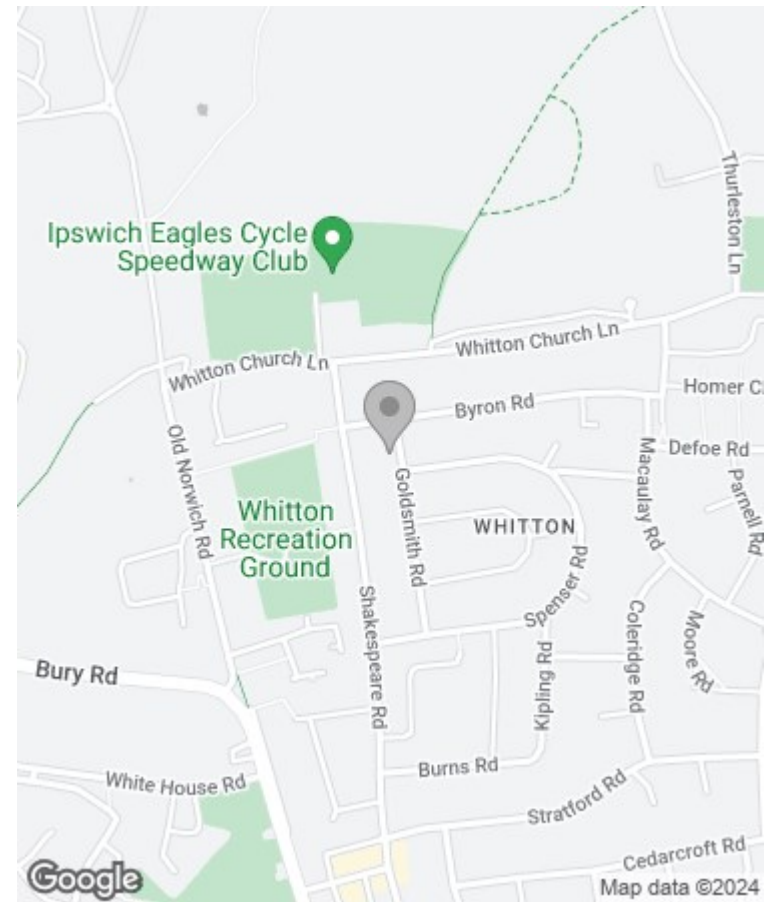


GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

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.

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			
		70	84
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	