



Princedale Close, Ipswich,
£275,000

 **GRACE**
ESTATE AGENTS

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A great opportunity to acquire this two bedroom detached bungalow in a cul-de-sac location on the popular 'Dales' area of Ipswich close to local facilities.

- **'THE DALES' AREA OF IPSWICH**
 - **DETACHED BUNGALOW**
 - **GAS TO RADIATOR HEATING**
 - **DOUBLE GLAZING**
 - **TWO BEDROOMS**
 - **CLOSE TO FACILITIES**
 - **MODERNISATION REQUIRED**
 - **ENCLOSED REAR GARDEN**
 - **GARAGE**
 - **DRIVEWAY**

PROPERTY:

An opportunity to acquire this well planned two bedroom detached bungalow, nestled in this quiet cul de sac location just off of Dales road road to the north west of Ipswich. This property offers one level living and will need a buyer looking to stamp their own personality onto this blank canvass. The property does have gas to radiator heating and double glazing whilst the internal accommodation comprises:- entrance hall, living room, kitchen, bathroom inner hallway and two bedrooms. Outside there is an open plan front garden with a driveway to a garage.

Council tax : Band C
Ipswich

LOCATION:

The property is located within the Dales development on the North West of Ipswich and provides local shops off of the Norwich road and a parade of shops close by also with excellent access to Ipswich Town Centre and trunk roads. The county town of Ipswich is served by a wide range of local amenities including schools, university, shops, doctors, dental surgeries, hospital, two theatres, parks, recreational facilities and mainline railway station providing direct links to London Liverpool Street Station. The town has also undergone an extensive rebuilding and a gentrification programme principally around the vibrant waterfront which now boasts some lovely bars and restaurants.





ENTRANCE HALL:

Double glazed frosted entrance door to:- radiator and built in storage/cloaks cupboard.

LIVING ROOM:

16'6 x 11'10 (5.03m x 3.61m)

Double glazed window to front elevation, two radiators, brick style fire surround, inset coal effect fire and plinth to side, door to entrance hall and inner hall.

KITCHEN:

Double glazed window to front elevation, wall mounted gas combination boiler, one and a quarter bowl inset sink unit with cupboards under, a range of floor standing cupboards drawers and units with adjacent work tops, wall mounted matching cupboards, plumbing for washing machine, filter hood over cooker area and alcove for fridge /freezer.





BATHROOM:

6'4 x 5'5 (1.93m x 1.65m)

Double glazed frosted window to side elevation, low level WC, pedestal wash hand basin with mixer tap, panel bath with hand grips and mixer tap shower and screen. Radiator.

INNER HALL:

Doors to bedrooms:-

BEDROOM ONE:

13'5 x 8'11 (4.09m x 2.72m)

Double glazed patio doors to garden and radiator.

BEDROOM TWO:

10'11 x 10'5 (3.33m x 3.18m)

Double glazed window to rear elevation, radiator and a range of fitted wardrobe cupboards and units.

FRONT GARDEN:

Open plan, laid mainly to lawn with access to rear garden. Driveway for off road parking and access to garage.

REAR GARDEN:

Extending to approximately 36ft, laid mainly to lawn, concrete patio area with dwarf wall and side access.

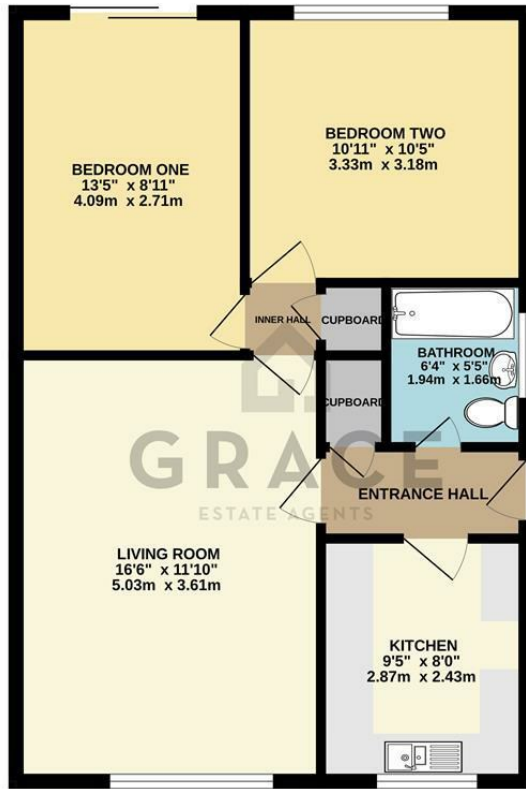
GARAGE:

20'5 x 8'9 (6.22m x 2.67m)

Up and over door, power and lighting, personnel door to garden.

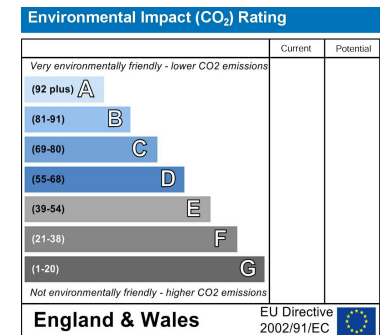
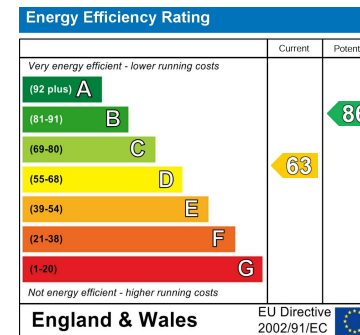
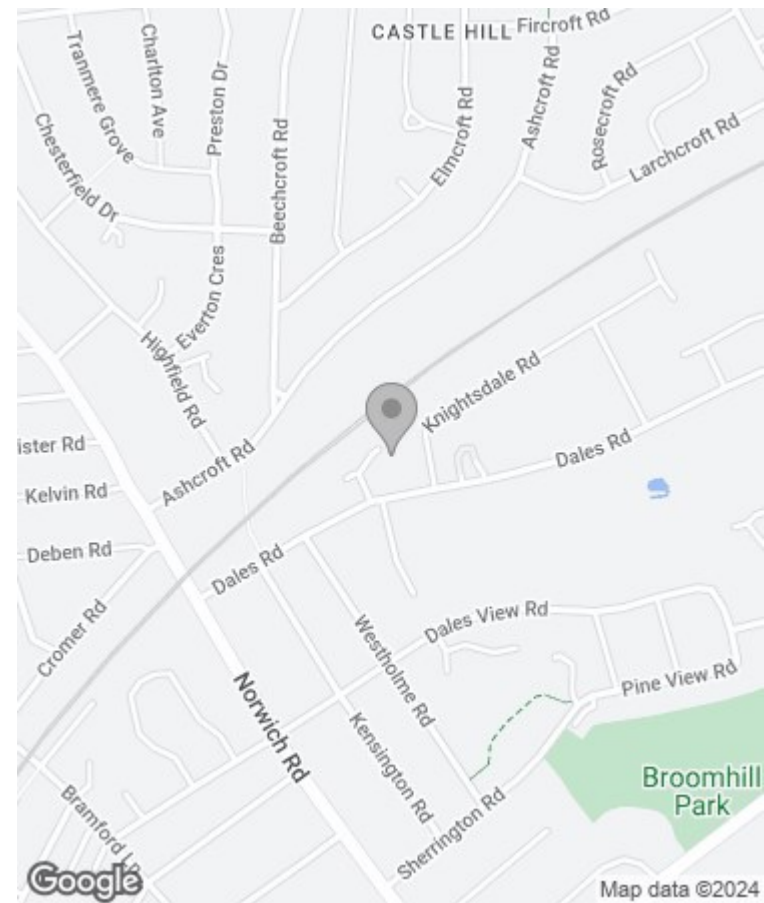


GROUND FLOOR
591 sq.ft. (54.9 sq.m.) approx.



TOTAL FLOOR AREA : 591 sq.ft. (54.9 sq.m.) approx.

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 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

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