



Coral Drive, Ipswich,
£239,995

 3  1  1  E

- NO ONWARD CHAIN
- THREE BEDROOMS
- POPULAR NORTH WEST LOCATION
 - GAS FIRED CENTRAL HEATING
 - KITCHEN/DINER
- UPDATING REQUIRED FOR FULL POTENTIAL
- OFF ROAD PARKING AND GARAGE
 - SECLUDED MATURE REAR GARDEN
 - FAMILY BATHROOM
- EASY ACCESS TO A12/14 AND LOCAL SCHOOLS



NO ONWARD CHAIN: A great opportunity to acquire a generous three bedroom semi detached family home located in north western outskirts of Ipswich town centre.

The Property

An exciting opportunity to acquire a three bedroom semi-detached property situated within the popular North Western side of Ipswich. The property features hallway leading to a spacious living room and kitchen diner. The upstairs accommodation features three bedrooms and a family bathroom.

The front of the property provides a lawned area and a driveway which will accommodate two cars leading to a garage.

The rear garden is of a fair size and is features mature plants and shrubs.

The property does require updating but can provide a good family home as it has great potential.



**Location**

Situated on a quiet residential road in North/West Ipswich, close to local parks, shops and bus routes. Sproughton Interchange & Whitehouse are both less than a 5 minute drive away, giving easy access onto the A14/12. The property is situated within close proximity of Anglia Retail Park.. The retail park featuring popular stores including Smyths Toy Shop, Dunelm, The Range, Go Outdoors to name a few together with some food outlets including a new Taco Bell, Costa Coffee and Tim Hortons. Opposite the retails park is an Asda, petrol station and a McDonalds.

Ground Floor**Entrance Hall**

Double glazed door, stairs to first floor, radiator.

Living Room

11'5" x 16'4" (3.5 x 4.99)

Sealed glazed window to front, gas fire, radiator.

Kitchen/Diner

16'6" x 12'1" (max) (5.04 x 3.7 (max))

Sealed glazed window to rear, radiator, a range of base and eye level fitted cupboard and drawer units, wood effect work surfaces, stainless steel sink drainer unit, spaces for gas cooker, washing machine and fridge-freezer, tiled splash backs,, door to under stairs cupboard/storage, tiled flooring, door to rear garden.

First Floor**Landing**

6'0" x 9'2" (1.84 x 2.81)

Access to bedrooms, access to loft.





Bedroom One

12'1" x 10'0" (3.7 x 3.07)

Sealed glazed window to rear aspect.



Bedroom Two

11'8" x 9'0" (3.57 x 2.75)

Sealed glazed window to front aspect.

Bedroom Three

6'9" x 8'5" (2.08 x 2.59)

Sealed glazed window to rear aspect.

Family Bathroom

6'1" x 8'10" (1.87 x 2.71)

A beige three piece suite comprising low level WC, panel bath with shower screen and overhead shower attached, bathroom cupboard with inset sink, hot and cold taps, partly tiled walls, wooden floor, radiator, obscure window to rear aspect.



Outside

Block paved patio leading through to lawn, and steps leading up to a further lawned area. Mature plants and shrubs, iron gate to garage and driveway.

Garage

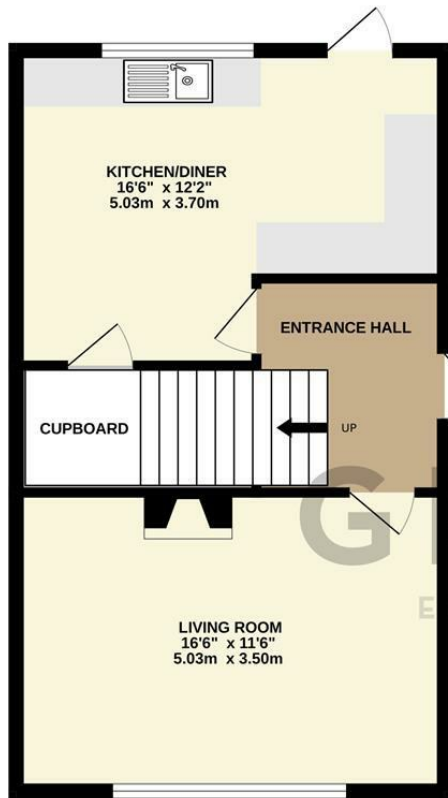
8'4" x 19'8" (2.55 x 6)

Up and over door to front, side access by way of door. Power connected.

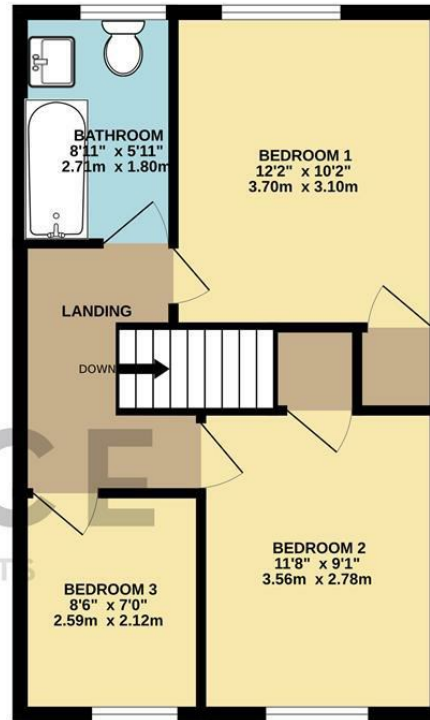




GROUND FLOOR
465 sq.ft. (43.2 sq.m.) approx.



1ST FLOOR
434 sq.ft. (40.3 sq.m.) approx.



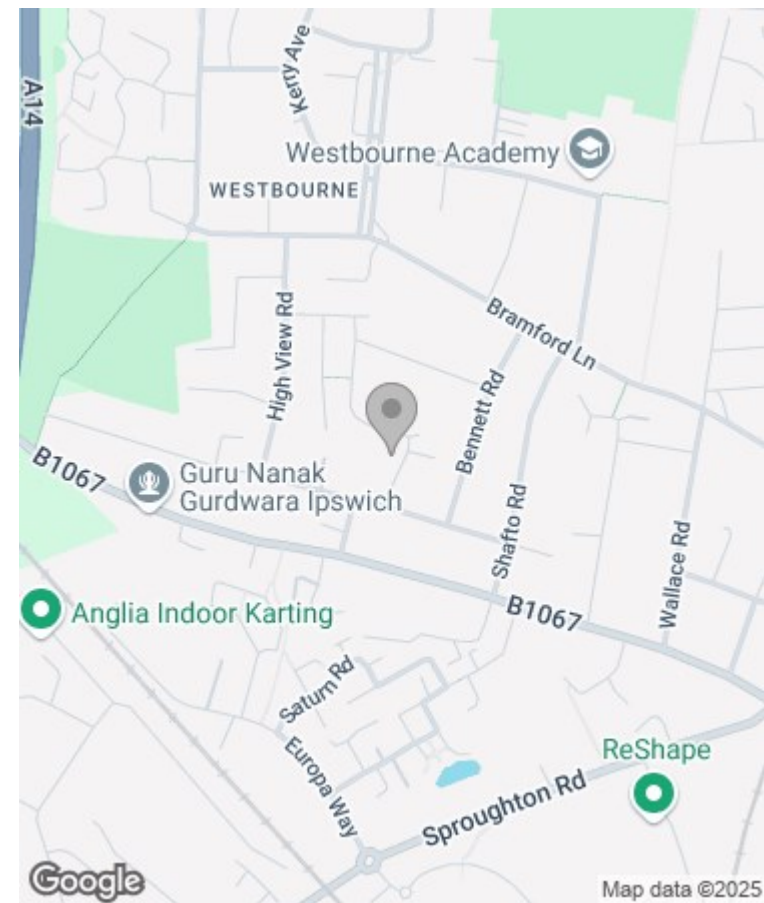
TOTAL FLOOR AREA : 899 sq.ft. (83.6 sq.m.) approx.

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 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			
		52	80
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	