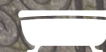




Clapgate Lane, Ipswich,  
£310,000



3



1



2



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GRACE ESTATE AGENTS are pleased to be offering this great opportunity to acquire a lovely, well-presented Three Bedroom, Semi-Detached Period Property. The property offers an open plan reception, with a bay fronted style. Located close to Hollywell's park, Neptune Marina and with access to the town centre. This property also offers NO ONWARD CHAIN.

The property offers a great opportunity for another dwelling at the rear. The structure is in place to be converted into a Granny Annex on the site, or a Bungalow to create a separate site.

The property benefits from its one driveway, and ample parking.

Building to rear – in place to be converted subject to planning permission

### Property

\*\*\* CHAIN FREE \*\*\*

The property features hallway leading to main reception area and dining area and a modern extended kitchen.

To the rear of the property is a large outbuilding which provides a great opportunity for a workshop/office.

Positioned in a convenient neighbourhood, this house offers a retreat from the hustle and bustle of the centre whilst still being in close proximity of local amenities.

### Location

The residence positioned a short distance from Holywells park and Ipswich waterfront, perfect for walks and an enclosed children's play area. Less than a mile from local amenities and a short walk from Ipswich's Neptune marina, offering bistro cafes and bars and within close proximity of the town centre.

### Entrance Hall

Open porch leading to front door, access to downstairs rooms, stairs to upper floor.







### Kitchen/Diner

The kitchen consists of side and rear double glazed windows. Doors leading out to the rear garden.

The kitchen features a mixture of wall and standing units, together with a wall display unit. Worktops over and housing a gas hob and sink. Built in oven and storage unit. There is space for a washing machine and fridge. Wall mounted boiler.

### Lounge

Double glazed bay window to front aspect, radiator under window. Doors leading through to a dining area and patio doors leading to the rear of the garden.

### Landing

Side aspect window, carpeted stairs doors leading to upstairs accommodation.

### Bedroom 1

Front double glazed bay window, fitted wardrobes, radiator under window, fitted wardrobes and cupboards.

### Bedroom 2

Rear aspect double glazed window to rear aspect, fitted mirrored wardrobes, shelving unit, radiator under window.

### Bedroom 3

Front aspect double glazed window, radiator.

### Bathroom

Three piece suite comprising white panel bath, low level WC, hand wash basin with vanity unit underneath.

### Outside - Front

Set behind a brick boundary wall with double gates leading to the front of the property. The front is mainly laid to gravel/shingle, allowing off road parking for several cars. Gated area to rear garden.

### Outside - Rear

The rear garden is very private and un-overlooked. The garden is mainly laid to lawn with a patio area and a pathway leading to a further patio area.

Large Double Garage, perfect to convert into a Granny Annex or Bungalow - subject to Planning Permission.

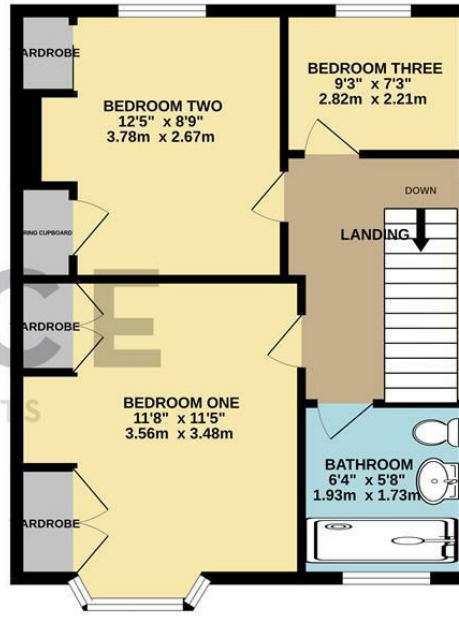




GROUND FLOOR  
593 sq.ft. (55.1 sq.m.) approx.



1ST FLOOR  
521 sq.ft. (48.4 sq.m.) approx.



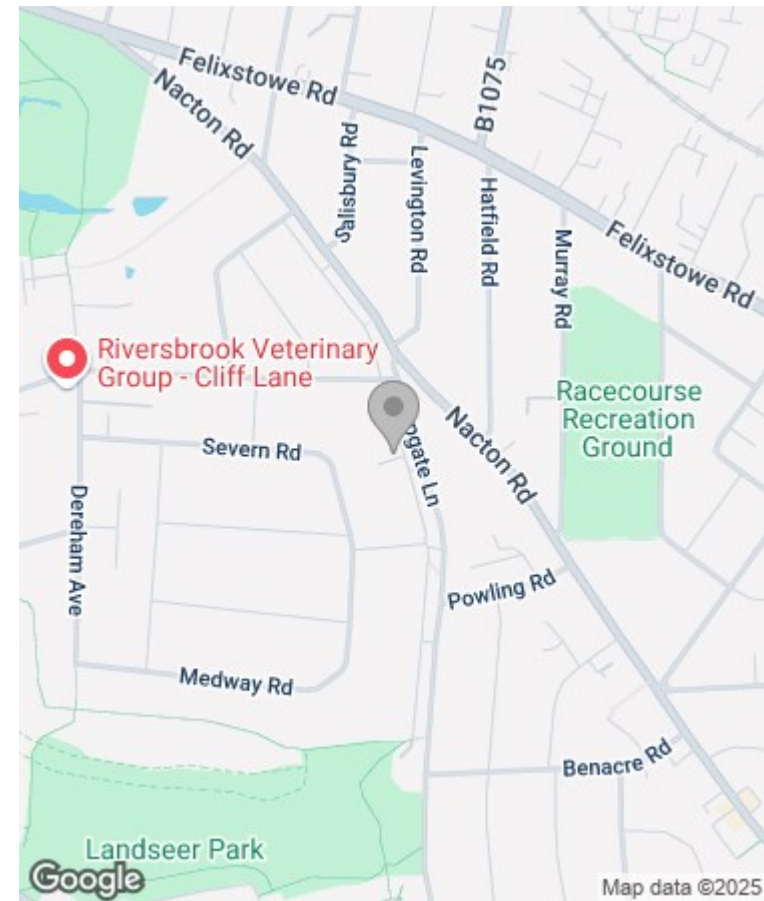
TOTAL FLOOR AREA : 1114 sq.ft. (103.5 sq.m.) approx.

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 firms 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		
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		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	