



Byron Road, Ipswich,  
£239,995



GRACE ESTATE AGENTS are pleased to present this Three Bedroom, Semi-Detached House to the North West of Ipswich. Close to Local Schooling, shops and amenities, within walking distance from Bus Routes and just a short drive from the A14.

#### **PROPERTY:**

A fantastic opportunity to acquire this versatile three bedroom semi detached house located in a convenient location close to local shops. This well planned property offers a host of modern conveniences and would suit the growing family whilst the spacious accommodation comprises:- entrance hallway, shower room, living room, conservatory, separate dining room, and fitted kitchen. The first floor leads off the landing with three generous bedrooms and a family bathroom.

Council Tax: Band B  
Ipswich

#### **LOCATION:**

The property is situated on this popular development to the north west of Ipswich just off the old Norwich road with a nearby shopping parade. Anglia retail park is within a short distance, with retailers including Dunelm, The Range, B&M, KFC, Costa Coffee, Burger King and a Tim Hortons restaurant as well as a large Asda superstore, off Junction 53 of the A14. Ipswich town centre and railway station with regular inter-city service to London's Liverpool Street Station (approx. 70 minutes) is only 10 minutes drive away.

#### **ENTRANCE HALL:**

Double glazed entrance door to:- stair case to first floor landing, tiled floor.

#### **LIVING ROOM:**

17'2 x 12'11 (5.23m x 3.94m)

Two double glazed picture windows and double glazed french doors to conservatory, double fitted cupboard and wood laminate flooring.

#### **CONSERVATORY:**

12'1 x 9'8 (3.68m x 2.95m)

Double glazed to three elevations, double glazed French doors to garden, power and lighting. Wood laminate flooring.

#### **DINING ROOM:**

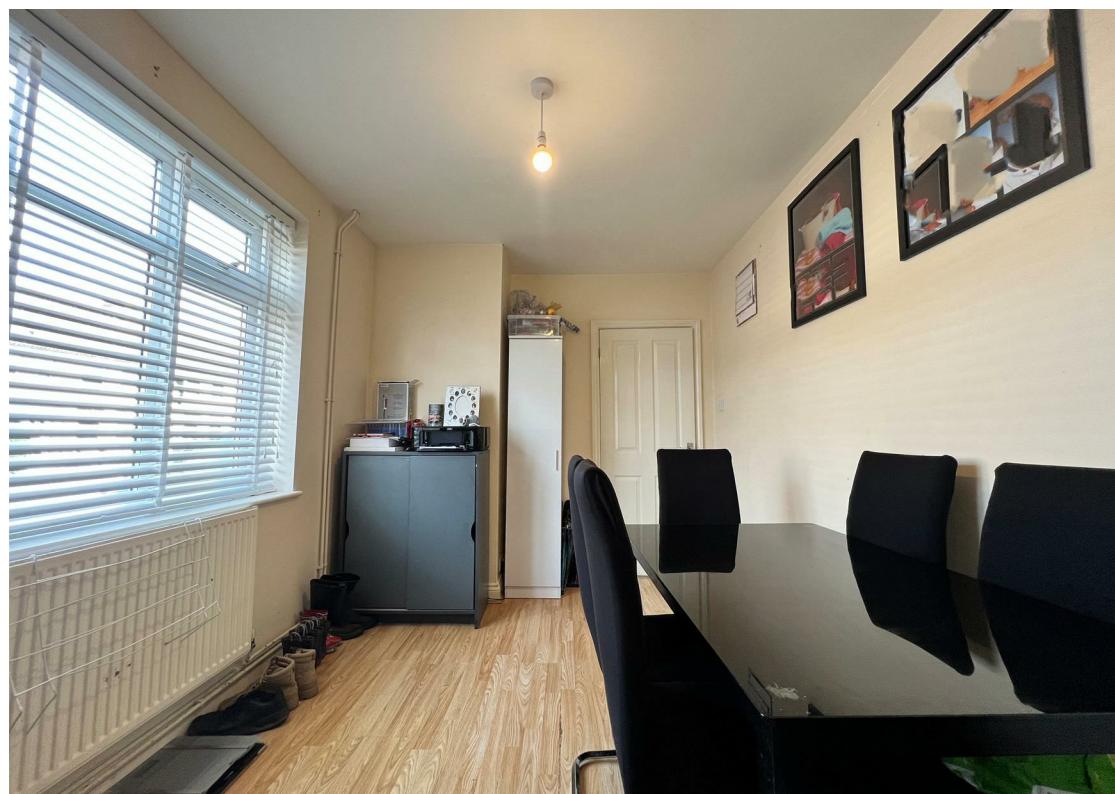
11'5 x 8'6 (3.48m x 2.59m)

Double glazed window to front elevation, radiator and wood laminate flooring.

#### **SHOWER ROOM:**

6'5 x 5'6 (1.96m x 1.68m)

Extractor fan, double glazed window to side elevation, low level WC, pedestal wash hand basin, shower cubicle with Redring shower unit, tiled splashbacks and radiator.





## KITCHEN:

10'6 x 9'10 (3.20m x 3.00m)

Recessed lighting, double glazed window to rear elevation, one and a quarter bowl inset sink unit inset to work tops with cupboards under, A range of floor standing cupboards drawers and units with adjacent work tops, wall mounted matching cupboards, stainless steel filter hood over four ring hob, electric oven under, space for washing machine, space for fridge freezer, radiator and wall mounted concealed gas boiler.

## LANDING:

Access to loft space and built in airing cupboard.

## BEDROOM ONE:

12'10 x 12'9 (3.91m x 3.89m)

Double glazed window to rear elevation and radiator.

## BEDROOM TWO:

13'2 x 9'7 (4.01m x 2.92m)

Double glazed window to front elevation and radiator.

## BEDROOM THREE:

10'0 x 7'10 (3.05m x 2.39m)

Double glazed window to rear elevation and radiator.

## BATHROOM:

5'7 x 5'2 (1.70m x 1.57m)

Recessed lighting, double glazed frosted window to front elevation, pedestal wash hand basin with mixer tap, panel bath with mixer tap shower and radiator.

## WC:

4'10 x 2'6 (1.47m x 0.76m)

Double glazed frosted window to side elevation, low level WC and radiator.

## FRONT GARDEN:

Laid mainly to concrete with off road parking and lawned border.

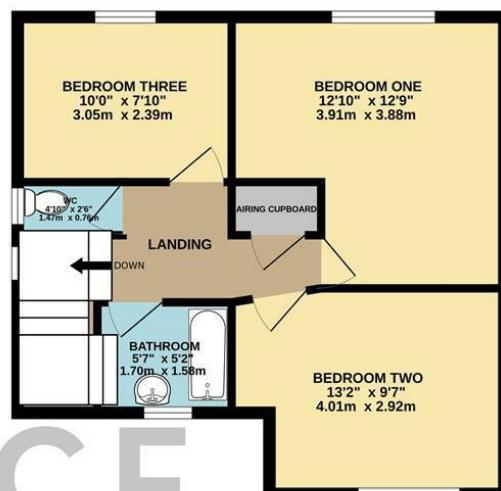
## REAR GARDEN:

Patio area, laid mainly to lawn with fencing, further patio to rear of garden with timber shed.

GROUND FLOOR



1ST FLOOR



GRACE  
ESTATE AGENTS

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, symbols and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

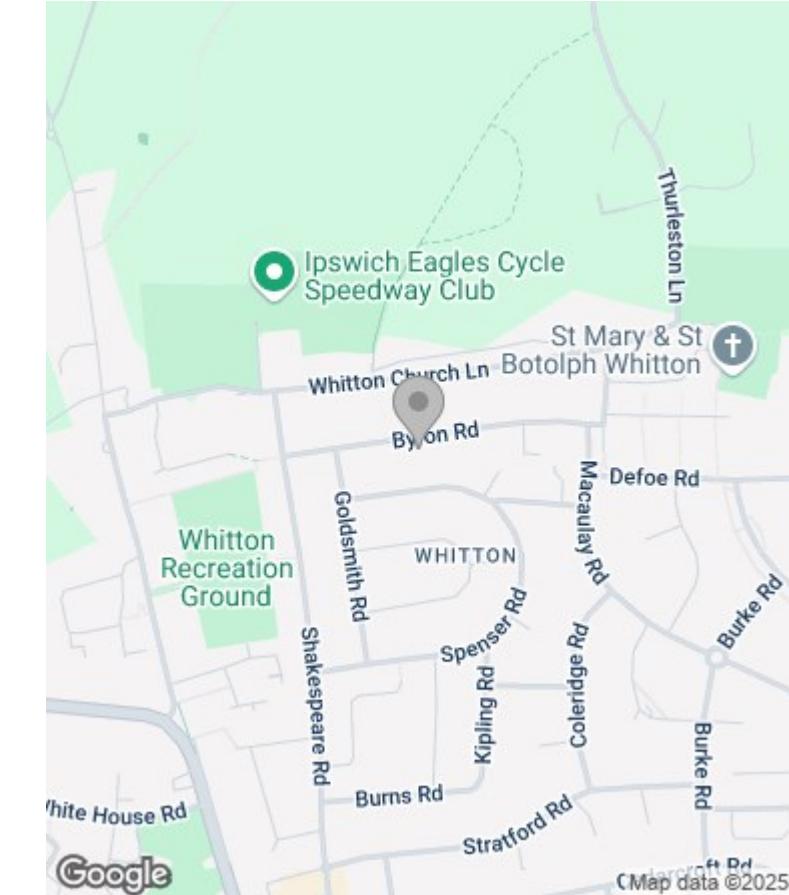
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## Viewing

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		