



Jovian Way, Ipswich,
£250,000

GRACE
Estate Agents

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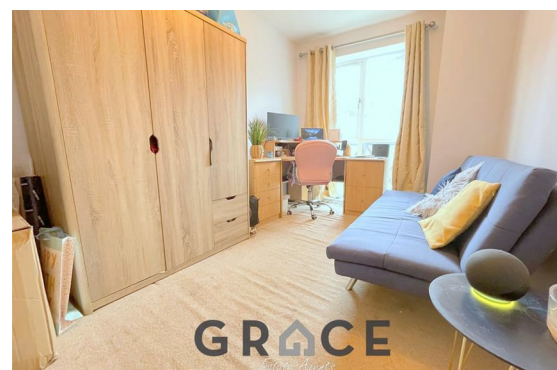
- LINKED TOWN HOUSE
- FOUR BEDROOMS
 - CLOAKROOM
 - KITCHEN/DINER
 - EN-SUITE
- GAS TO RADIATOR HEATING
- DOUBLE GLAZING
- THREE STOREY ACCOMMODATION
- FRENCH DOORS TO GARDEN
- ALLOCATED PARKING



NO ONWARD CHAIN: A great opportunity to acquire this well planned 4 bedroom Town house located in a favourable location close to supermarkets schooling and A12/A14 junction.

PROPERTY:
NO ONWARD CHAIN: This four bedroom linked town house offers fantastic family space, whilst the features deal with everyday modern family life. These include:- ground floor cloakroom, generous kitchen/diner with French doors to garden, bedroom four/office, 'L' shaped living room, family bathroom, en-suite to master bedroom, enclosed rear garden and an allocated parking space to the rear. The property is set out over three floors and has gas to radiator heating and double glazing. It is also located close to supermarkets, schooling and the all important junction giving commuter access to the A12 and A14.

Council Tax: Band D
 Ipswich



LOCATION:

The development is approximately 19 years old and comprises of houses and flats with grassy communal areas, . It is superbly located with ease of access to both the A14 and A12, as well as either Ipswich town and waterfront in one direction and outlying villages in the other. With plenty of shops, restaurants and amenities in either walking distance or a short drive away.

ENTRANCE HALL:

17'7 x 3'9 (5.36m x 1.14m)

Sealed unit glazed entrance door to:- radiator, stairflight to first floor landing, understairs storage cupboard and wood laminate flooring.

CLOAKROOM:

6'1 x 3'0 (1.85m x 0.91m)

Extractor Fan, radiator, low level WC and pedestal wash hand basin.

BEDROOM FOUR/STUDY:

9'8 x 8'0 (2.95m x 2.44m)

Double glazed window to front elevation and radiator.

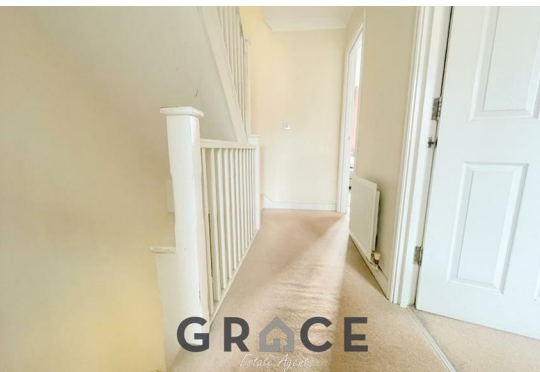
KITCHEN/DINING ROOM:

20'5 x 15'1 red 8'2 (6.22m x 4.60m red 2.49m)

Stainless steel sink unit, inset to work surface with mixer tap and cupboards under, a range of floor standing cupboards drawers and units with adjacent work tops, stainless steel filter hood over, four ring gas hob, with electric oven under, space for dishwasher, space for washing machine, space for fridge/freezer, two radiators, French doors to rear garden and tiled flooring.

FIRST FLOOR LANDING:

Radiator, staircase to second floor and access to:-



LIVING ROOM:
15'3 x 8'4 (4.65m x 2.54m)
'L' shaped with two double glazed windows to front elevation and two radiators,

BEDROOM THREE:
12'4 x 8'4 (3.76m x 2.54m)
Double glazed picture window to front elevation and radiator.

BATHROOM:
6'4 x 6'2 (1.93m x 1.88m)
Extractor fan, double glazed frosted window to front elevation, shaver socket, low level WC, pedestal wash hand basin with mixer tap, panel bath with mixer tap shower spray and radiator.

SECOND FLOOR LANDING:
Built in airing cupboard and access to:-

BEDROOM ONE:
15'3 x 10'9 (4.65m x 3.28m)
Two double glazed windows to rear elevation, radiator and door to:-

EN-SUITE
5'9 x 5'5 (1.75m x 1.65m)
Extractor fan, radiator, low level WC, pedestal wash hand basin with tiled splashbacks, shower cubicle with shower unit and sliding screen

BEDROOM TWO:
15'0 x 10'7 red 6'3 (4.57m x 3.23m red 1.91m)
Two double glazed windows to front elevation radiator and access to loft space.

FRONT GARDEN:
lawn/beds with paved step to front door.

REAR GARDEN:
Extending to approximately 33ft, southerly facing, enclosed, outside water tap, outside power and lighting, good sized wooden decked patio, lawned area, and rear pedestrian access to allocated parking.

AGENTS NOTE:
*Maintenance charge: there is a maintenance charge of approximately £300 per annum for the area/development. (can be paid monthly at no extra cost)





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