

for sale

offers in excess of **£250,000** Freehold



Richmond Road Ipswich IP1 4DP

A three bedroom family home, situated to the West side of Ipswich, boasting off road parking for two vehicles to the front and versatile accommodation throughout. The property is situated close to local amenities, and offers quick and easy access to the A12/A14 as well as Ipswich Train Station.

Residential Sales & Lettings | Mortgage Services |
Conveyancing | Surveyors | Land & New Homes

- Energy Rating: D
- OFF ROAD PARKING FOR TWO
- THREE RECEPTION AREAS
- LOW MAINTENANCE GARDEN
- GROUND FLOOR WET ROOM & FIRST FLOOR BATHROOM



Property Details

Entrance Hall

Under stairs storage, wood effect flooring and access to:

Lounge 11' 3" x 12' 10" (3.43m x 3.91m)

Carpeted, double glazed window, gas fire with wooden surround and further access to:

Dining Room 10' 2" x 13' 4" (3.10m x 4.06m)

Double glazed window, carpeted and radiator.

Conservatory 11' 3" x 9' 6" (3.43m x 2.90m)

Tiled flooring and double glazed door giving access to rear garden.

Kitchen 9' 11" x 6' 11" (3.02m x 2.11m)

Accessed via entrance hall and comprises of large pantry, tiled flooring, rangemaster six burner oven and hob, matching wall and base units, stainless steel hand wash basin with mixer tap, space for washer/dryer, freezer, dishwasher and slimline dishwasher and access to:

Wet Room

Electric Shower fitted to wall, tiled Flooring, low level w/c and hand wash basin.

First Floor Landing

Storage cupboard housing combi boiler, carpeted, cupboard housing electric board and loft access which is part boarded.

Bedroom One 14' 6" x 8' 1" (4.42m x 2.46m)

Double glazed window, radiator, carpeted and fitted built in wardrobes offering shelves and railing.

Bedroom Two 11' 1" x 9' 7" (3.38m x 2.92m)

Double glazed window, carpeted, shelving and radiator.

Bedroom Three 11' 1" x 7' (3.38m x 2.13m)

Double glazed window and carpeted.

Cloakroom

Tiled flooring, low level w/c, panel bath with shower over, hand wash basin, double glazed window and heated towel rail.

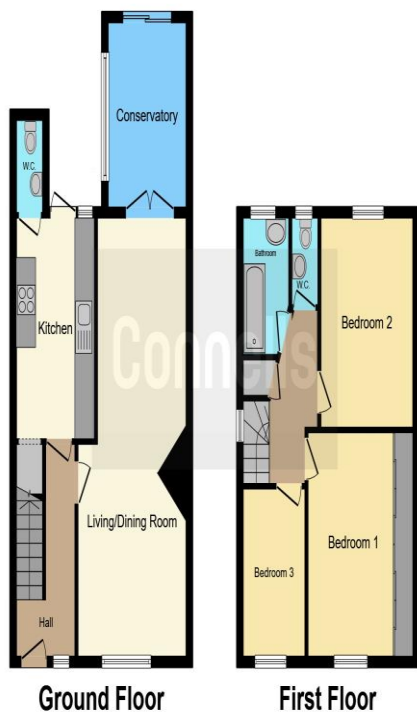
Outside

To the front of the property there is off road parking accessed via dropped curb, side access to rear garden which has outside, patio and has access to outbuilding.

Outbuilding 9' 3" x 9' 3" (2.82m x 2.82m)

Concrete base, power and light and fuse board.





To view this property please contact Connells on

T 01473 233 966
E ipswich@connells.co.uk

6 Princes Street
 IPSWICH IP1 1QT

Tenure: Freehold

EPC Rating: D

Property Ref: ICH311157 - 0007

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk