

for sale

£300,000



Landseer Road Ipswich IP3 0DQ

GUIDE PRICE £300,000-£325,000. Connells are pleased to offer this four bedroom semi-detached property in a elevated position set back from the main road. The spacious property boasts three reception rooms, good size bedrooms, a large well maintained rear garden and a double garage/outbuilding.

Landseer Road Ipswich IP3 0DQ

Entrance Porch

Accessed via double glazed door.

Entrance Hall

Accessed via double glazed door, large cupboard, radiator and radiator giving access to:

Study

11' 11" x 10' 6" (3.63m x 3.20m)

Radiator, double glazed window to front, carpet, circle window feature to side and brick feature.

Lounge

11' 8" into recess x 18' (3.56m into recess x 5.49m)

Carpet and double glazed sliding door into garden.

Dining Room

12' 4" x 10' 4" (3.76m x 3.15m)

wood effect floor, window to side, radiator with door giving access to the kitchen.

Kitchen

8' x 12' (2.44m x 3.66m)

Strip light, wood effect flooring, matching wall and base units, splash back, stainless steel sink with half bowl and drainer with mixer tap, space for dishwasher, hob, extractor fan, double glazed door to garden and door giving access to:

Utility Room

Cupboard housing wall mounted boiler, space for washing machine or dish washer under counter and door to:

Ground Floor Shower Room

Tiled walls, wash hand basin with hot and cold tap, heater, low-level w/c, double glazed window to rear, tile flooring and shower cubicle.

Landing

Double glazed window on stairs, large area which is currently being used as a study, radiator and loft hatch.

Bedroom One

12' 5" x 12' 2" (3.78m x 3.71m)

Cupboard, radiator, double glazed windows to rear and carpet.



Bedroom Two

12' x 10' (3.66m x 3.05m)

Radiator, two double glazed windows to front and carpet.

Bedroom Three

12' 7" x 11' 9" (3.84m x 3.58m)

Radiator, double glazed window to front and carpet.

Bedroom Four

7' x 10' 5" (2.13m x 3.17m)

Double glazed window to side, radiator and carpet.

Bathroom

Half wall and tiled floor, bath with hot and cold tap, radiator, double glazed window to rear, low-level w/c, wash hand basin with hot and cold tap and extractor fan.

Outside

The front of the property is accessed via steps with the remainder laid to lawn.

The large well rear garden has a patio area and path leading to rear access round the garden, there are shrubs and hedges with the remainder layed to lawn.

There is side access as well as a back gate.

Outbuilding/Garage

19' 11" x 28' 9" (6.07m x 8.76m)

There is a outside tap, double doors from both ends of the garage, single glazed window to front and side and there is a single glazed door access. There is electricity, a workbench

and ceramic sink with hot and cold tap not currently connected and the vendor has advised there is also an inspection pit.

Agent Note

Solar Panels on the property.







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

To view this property please contact Connells on

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

6 Princes Street
 IPSWICH IP1 1QT

Property Ref: ICH312434 - 0007

Tenure: Freehold EPC Rating: B

Council Tax Band: B

view this property online connells.co.uk/Property/ICH312434

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