



Europa Way, Ipswich IP1 5DL

welcome to

Europa Way, Ipswich

****GUIDE PRICE £240,000 - £250,000**** This mid-terraced home boasts a large open plan lounge/diner, two double bedrooms with built in wardrobes, a ground floor cloakroom, a first floor bathroom, two allocated parking spaces and a COMPLETE ONWARD CHAIN!



Entrance Hall

10' 5" x 3' 9" (3.17m x 1.14m)

Grey wood effect flooring and one radiator.

Cloakroom

6' 5" x 2' 9" (1.96m x 0.84m)

Enclosed WC with stainless steel flush, pedestal wash hand basin with chrome mixer tap, one radiator, extractor fan, spot lights, grey wood effect flooring, double glazed window to the front with fitted blind and a wall mounted mirror.

Lounge/Diner

17' x 13' 7" (5.18m x 4.14m)

Large open plan room with double glazed windows to the rear, French doors leading to the rear garden, a curtain with track covering the entire width of the exterior wall to stay, grey wood effect flooring, understairs storage cupboard, one radiator, TV point and a wall papered wall.

Kitchen

10' 5" x 6' 3" (3.17m x 1.91m)

Double glazed window to the front with fitted blind, grey wood effect flooring, a range of eye and base level units in high gloss grey with compact stone effect worktop surfaces, a stainless steel one and a half bowl sink plus drainer and chrome mixer tap, a boxed in boiler, one radiator, spot lights, USB sockets, an integrated fridge/freezer, an integrated dishwasher, an integrated washing machine and an integrated oven with gas hob and extractor hood.

First Floor Landing

Carpet flooring, loft hatch and one radiator.

Master Bedroom

13' 7" x 10' 7" (4.14m x 3.23m)

Double glazed window to the rear with fitted blind, carpet flooring, one radiator, a wall papered wall and a fitted double sliding mirrored wardrobe.

Bedroom Two

13' 6" x 10' 7" (4.11m x 3.23m)

Double glazed window to the front with fitted blind,

carpet flooring, one radiator and a wall papered wall.

Bathroom

7' 2" x 6' 3" (2.18m x 1.91m)

Part tiled walls, tiled flooring, an enclosed WC with stainless steel flush, wash hand basin with chrome mixer tap, a bath with overhead shower and glass screen, extractor fan, spot lights, shaver point, white heated towel rail and a fitted mirror.

Outside:

Front Garden

A lawned area and a pathway leading to the front door.

Rear Garden

Fully enclosed garden with a patio seating area, a walkway to the side of the garden leading to the rear gate, a lawned area, a power point and an outside tap and light.

Parking

Two allocated parking spaces to the rear of the property.



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Europa Way, Ipswich

- Complete onward chain
- Large open plan lounge/diner
- Two double bedrooms both with built in wardrobes
- Ground floor cloakroom & first floor bathroom
- Two allocated parking spaces

Tenure: Freehold EPC Rating: B

guide price

£240,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
IPS119149 - 0002

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