

KEYSTONE



Dumbarton Road, Ipswich, IP4 3JS

£280,000

Semi-Detached House

Lounge

Dining Room

Bathroom

Popular Location

Three Bedrooms

Kitchen

Porch

Detached Garage

Dumbarton Road, Ipswich IP4 3JS

KEYSTONE are pleased to offer for sale this SPACIOUS THREE BEDROOM SEMI-DETACHED HOUSE with GARAGE situated in this popular North East location and within the Northgate catchment area (subject to availability) The property benefits from lounge, dining room, kitchen, three bedrooms, bathroom, garage and garden. *****CALL NOW TO ARRANGE YOUR VIEWING*****



Entrance door

Leading to porch tiled flooring and into the hallway with stairs to first floor, radiator, laminate flooring and built in cupboard.

Lounge

12'2 x 11

Bay window to front and radiator.

Kitchen

13'8 x 7'4

Fitted with a range of base units and drawers and matching wall mounted cabinets, one and a half sink and drainer unit with tiled splash backs, built in hob with extractor over and built in oven, breakfast bar, space for washing machine, fridge freezer, integrated dishwasher, tiled flooring, window to side and door to rear.

Dining Room

13'9 x 9'9

Patio doors to rear, laminate flooring and radiator.

First Floor

Window to side and laminate flooring.

Bedroom One

10'9 x 13

Bay window to front, laminate flooring and radiator.

Bedroom Two

13'9 x 9'9

Window to rear, radiator and laminate flooring.

Bedroom Three

7'5 x 5'9

Window to front, radiator and laminate flooring.

Bathroom

Fitted with a suite comprising of whirlpool bath, shower, vanity inset sink, w/c, tiled walls, tiled flooring and window to rear.

Outside

To the front of the property there is a small enclosed garden. There is side access that leads to the rear garden that is predominantly laid to lawn, at the end of the garden there is a garage that provides off road parking for the property.



Viewings

Viewings by arrangement only. Call 01473 221 399 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C		70	
(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	

