

KEYSTONE



Rectory Road, Ipswich, IP2 8EH

Offers In Excess Of £170,000

Terraced House

Lounge

Kitchen

Garden

Ideal First Time Buy

Three Bedrooms

Dining Room

Bathroom

Close To Town

Rectory Road, Ipswich IP2 8EH

KEYSTONE are pleased to offer for sale this THREE BEDROOM BAY FRONTED TERRACED HOUSE. within walking distance of town and station. The property benefits from lounge, dining room, kitchen, bathroom, three bedrooms and courtyard garden. *****CALL NOW TO ARRANGE YOUR VIEWING*****

 3  1  2  D



Hallway

Radiator, Laminate flooring and stairs to first floor.

Lounge

13'9 x 10'2

Bay window to front, radiator and laminate flooring.

Dining Room

11'9 x 10'5

Window to rear, laminate flooring, radiator and built in under stairs cupboard.

Kitchen

10'3 x 7'4

Fitted with base units and wall mounted cupboards, one and half sink and drainer unit, wall mounted boiler, tiled flooring, cooker, fridge freezer, tiled splash backs, window to side and door to side.

Inner Lobby

Space for washing machine and fridge.

Bathroom

Fitted with panel bathroom, w/c, pedestal wash basin, tiled splash backs, radiator and window to rear.

First Floor

Landing.

Bedroom One

13'4 x 7'9

Two windows to front and radiator.

Bedroom Two

11'4 x 7'9

Window to rear and radiator.

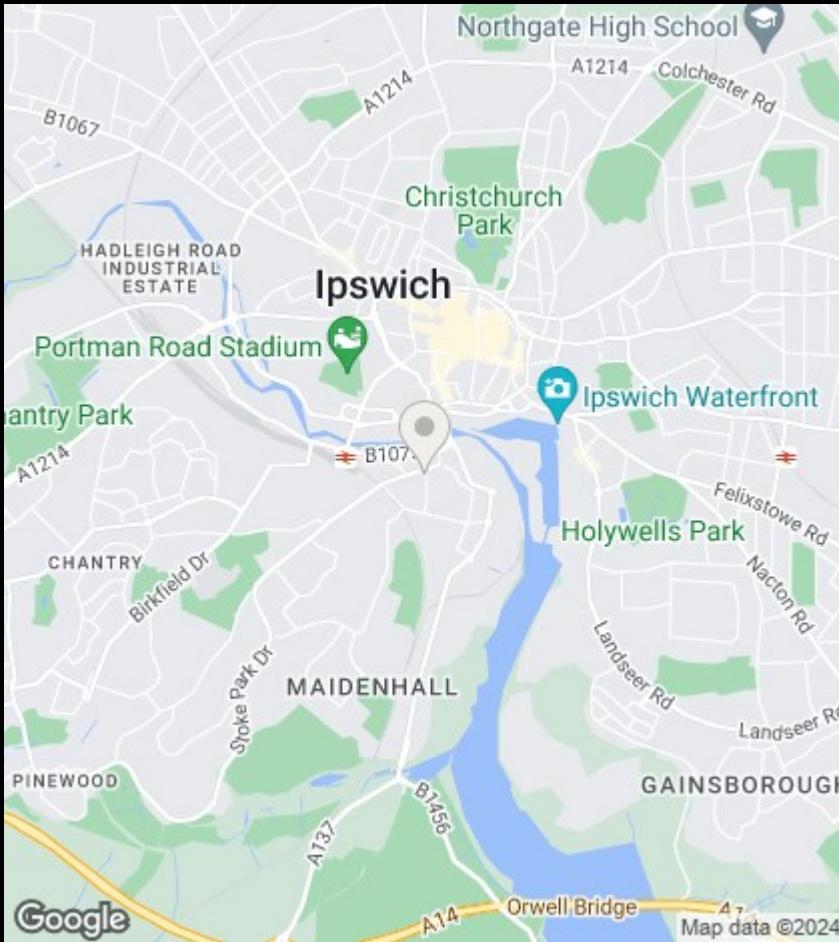
Bedroom Three

9'9 x 7'5

Window to rear and radiator.

Outside

To the front of the property there is a small open plan garden. To the rear of the property there is a courtyard garden.



Viewings

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

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			78
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

