

# KEYSTONE



Fen View, Washbrook, Ipswich, IP8 3EU

Guide Price £270,000

Extended Terraced House

Lounge

Utility Area

Driveway

Popular Village Location

Three Bedrooms

Kitchen/Diner

Bathroom

Field Views To Rear

# Fen View, Ipswich IP8 3EU

KEYSTONE are pleased to offer this EXTENDED three bedroom family home with PARKING situated in the popular village of Washbrook. The property offers great accommodation throughout with a stunning kitchen/dining/ family room as well as field views to the rear.

\*\*\*\*\*CALL NOW TO ARRANGE YOUR VIEWING\*\*\*\*\*



### Cloakroom

Fitted with w/c.

### Entrance Door

Leading to hallway with stairs to first floor.

### Lounge

15'6 x 11'8

Window to front , radiator and French doors to rear.

### Kitchen/Diner

25'2 x 21

L Shaped Fitted with a range of base units and drawers and matching wall mounted cabinets, range cooker with extractor over, integrated dishwasher, space for fridge freezer, built in cupboard, wood flooring, two radiators, French doors to rear, window to front and rear and roof lantern.

### Utility Area

15'8 x 5'2

Door to front and rear, space for washing machine and tumble dryer.

### First Floor Landing

Window to rear and loft access.

### Bedroom One

12'7 x 10'3

Two windows to front and radiator.

### Bedroom Two

13'2 x 8'2

Window to front and radiator.

### Bedroom Three

10'2 x 7

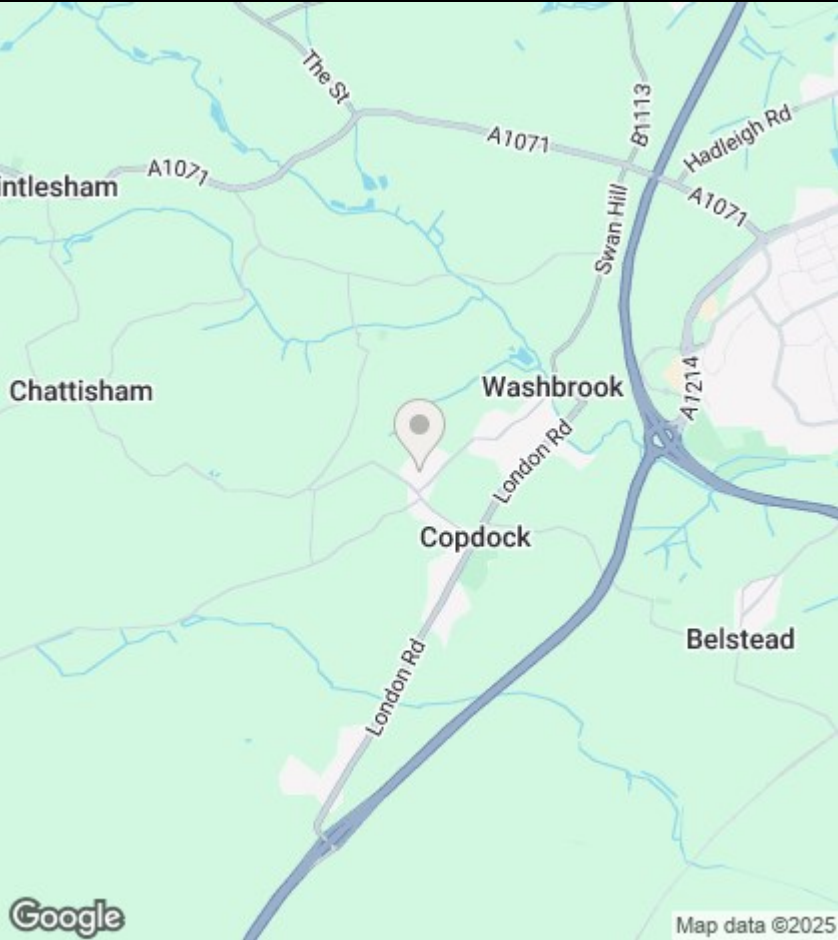
Window to rear and radiator.

### Bathroom

Fitted with panel bath, hand basin, tiled splash backs, radiator and built in cupboard.

### Outside

To the front of the property there is a driveway that provides off road parking for the property. The rear garden is a good size and is predominately laid to lawn with timber shed and field views to rear.



## Viewings

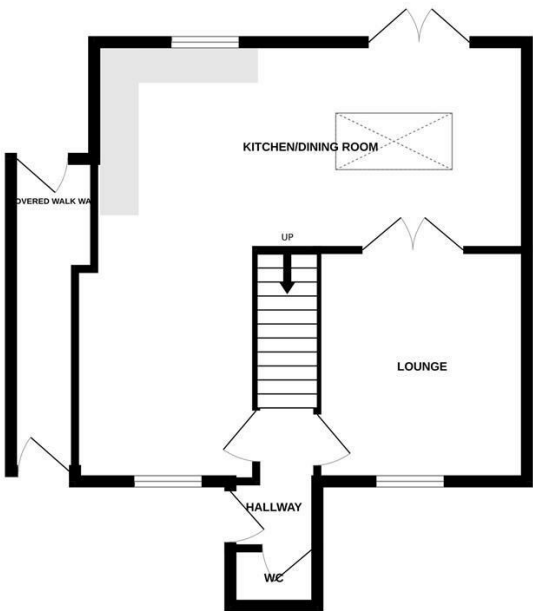
Viewings by arrangement only. Call 01473 221 399 to make an appointment.

## EPC Rating:

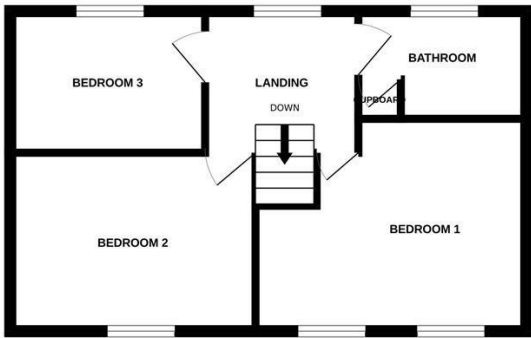
E

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

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 896 sq.ft. (83.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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