

# KEYSTONE



Maryon Road, Ipswich, IP3 9NG

£270,000

Semi-Detached Bungalow

Lounge

Conservatory

Driveway

Popular Location

Two Bedrooms

Kitchen/Breakfast Room

Gas Central Heating

Garden

# Maryon Road, Ipswich IP3 9NG

KEYSTONE are pleased to offer for sale this TWO DOUBLE BEDROOM SEMI-DETACHED BUNGALOW WITH DRIVEWAY situated in this popular residential area of Ipswich. The property benefits from lounge, kitchen/breakfast room, conservatory, two bedrooms, bathroom and driveway.



### Entrance Door

Leading to porch with door to hallway with radiator.

### Lounge

14'8 x 10

Window to rear, radiator and gas fireplace.

### Kitchen/Breakfast Room

13'4 x 9'5

Fitted with a range of base units and drawers and matching wall mounted cabinets sink and drainer unit with tiled splash backs, hob with extractor over, double oven, space for fridge and freezer, wall mounted boiler, built in cupboards, window to side and door to rear.

### Conservatory

Tiled flooring, windows to side and rear and space and plumbing for washing machine.

### Bedroom One

13'5 x 9'8

Bay window to front and radiator.

### Bedroom Two

12 x 8'9

Window to front, radiator and built in wardrobe.

### Bathroom

Fitted with panel bath, w/c, pedestal wash basin, tiled walls, heated towel rail and window to side.

### Outside

To the front of the property there is a driveway that provides off road parking for the property, there is a access ramp to the front door and side gate that leads to the rear garden. The rear garden is laid to patio and shingle with a timber shed.



## 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) <b>A</b>			<div style="border: 1px solid black; padding: 2px; display: inline-block;">83</div>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<div style="border: 1px solid black; padding: 2px; display: inline-block;">60</div>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

