

KEYSTONE



Clapgate Lane, Ipswich, IP3 0RT

£270,000

Semi-Detached House

Lounge

Kitchen

Bathroom

Garden

Three Bedrooms

Dining Room

Cloakroom

Garage & Driveway

Popular Location

Clapgate Lane, Ipswich IP3 0RT

KEYSTONE are pleased to offer this THREE BEDROOM SEMI-DETACHED HOUSE with GARAGE and DRIVEWAY situated in this popular residential area of Ipswich. The property has undergone refurbishment and now offers good modern accommodation throughout. with NO ONWARD CHAIN. *****CALL FOR MORE INFO*****



Entrance Door

Leading to hallway with stairs to first floor and tiled flooring.

with up and over door. The rear garden is predominately enclosed and aid to lawn.

Lounge

15'3 x 11'8

Bay window to front, radiator and laminate flooring.

Dining Room

10'3 x 8

Patio doors to rear.

Kitchen

13'9 x 9'11

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

Cloakroom

Fitted with w/c, hand basin, tiled flooring, radiator and tiled splash backs.

First Floor

With radiator, window to side and loft access with ladder.

Bedroom One

14'7 x 9'7

Bay window to front, laminate flooring and built in wardrobe.

Bedroom Two

10'3 x 9'7

Window to rear, radiator, laminate flooring and built in wardrobe.

Bedroom Three

8'7 x 7'6

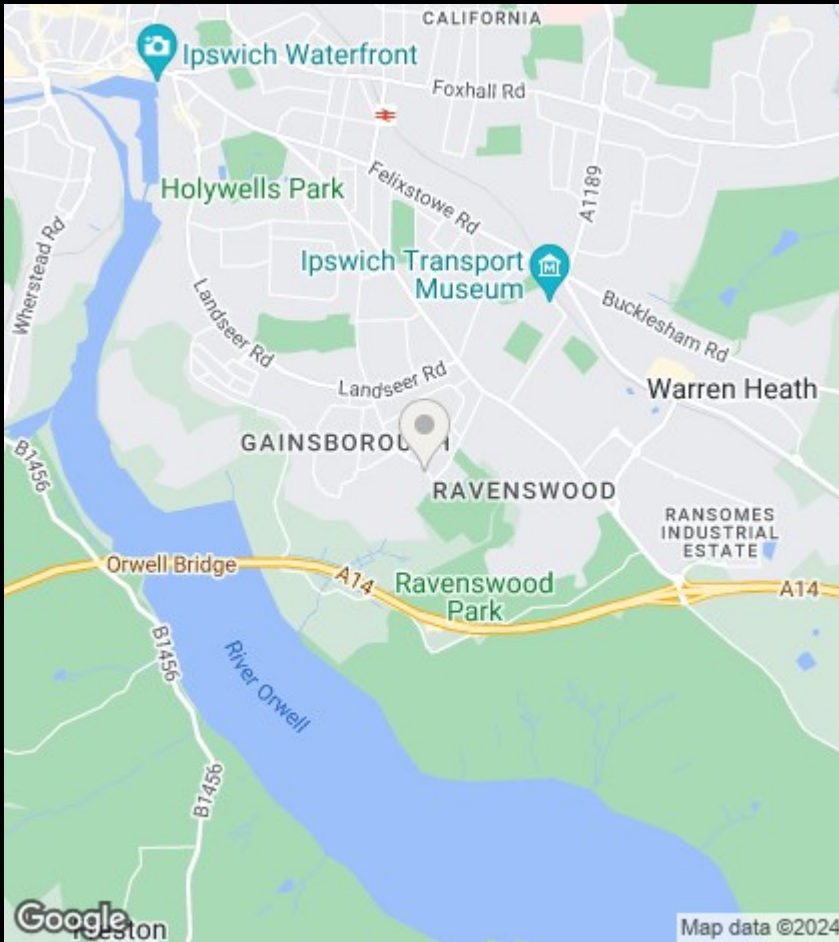
Window to front, radiator and laminate flooring.

Bathroom

Fitted with suite comprising of panel bath with shower over, vanity inset sink, w/c, tiled walls, heated towel rail under floor heating and window to rear.

Outside

To the front of the property there is a generous block paved driveway that provides off road parking for multiple cars and leads to a garage



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			87
(81-91) B			
(69-80) C		69	
(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	



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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