

# KEYSTONE



Mornington Avenue, Ipswich, IP1 4LA

Offers In Excess Of £250,000

Terraced House

Lounge

Cloakroom

Loft Room

Driveway

Three Bedrooms

Kitchen/Diner

Bathroom

Garden Room

Popular Location



# Mornington Avenue, Ipswich IP1 4LA

KEYSTONE are pleased to offer for sale this IMMACULATE three bedroom terraced house with driveway situated in this popular residential area. The property benefits from lounge, kitchen/diner, cloakroom, three bedrooms, bathroom, loft room, garden and driveway.

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



### Hallway

Stairs to first, wood flooring, built in under stairs cupboard and radiator.

### Lounge

13'4 x 11'9

Bay window to front, wood flooring, radiator and cast iron fireplace.

### Kitchen/Diner

17'3 x 13'2

Fitted with a range of base units and drawers and matching wall mounted cabinets, sink and drainer unit with tiled splash backs, cooker, space for fridge freezer, space for washing machine, radiator, French doors to rear and door to side.

### Cloakroom

Fitted with w/c, vanity inset sink, heated towel rail, tiled flooring and window to side.

### First Floor

Landing with door leading to stairs to loft room.

### Bedroom One

15'5 x 10

Bay window to front, wood flooring and radiator.

### Bedroom Two

11'8 x 8'2

Window to rear and radiator.

### Bedroom Three

8'8 x 7

Window to front and radiator.

### Bathroom

Fitted with a corner bath, w/c, vanity inset sink, w/c, half tiled walls and window to rear.

### Outside

To the front of the property there is a driveway that provides off road parking for the property. The rear garden is very mature and secluded with different tiers and hedging. The property also has a handy studio with power and light connected and windows and a door. This room is very versatile and lends itself well for an office or workshop. There is also rear access around the terrace.



## Viewings

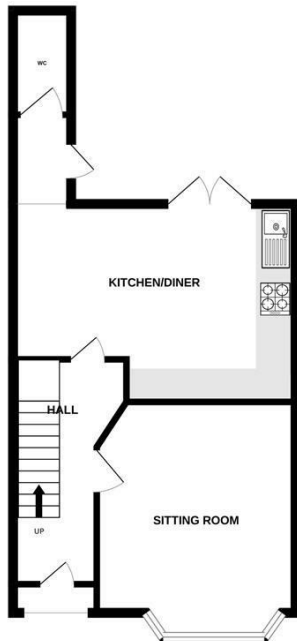
Viewings by arrangement only. Call 01473 221 399 to make an appointment.

## EPC Rating:

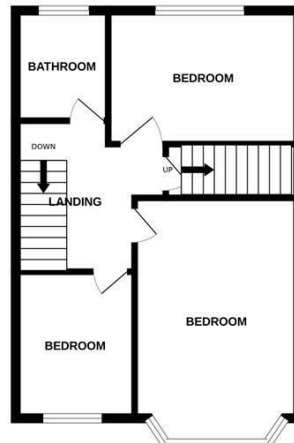
D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			78
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

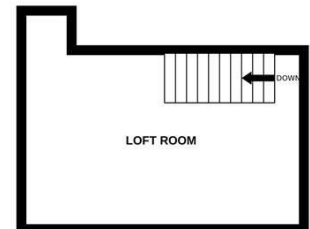
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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.

Made with Metropix ©2024