

# KEYSTONE



Belle Vue Road, Ipswich, IP4 2RD

Offers Over £220,000

Victorian Terrace Home  
Lounge/Diner  
Fitted Shower Room  
Private Garden

Three Bedrooms  
Fitted Kitchen  
On Street Parking  
Popular Residential Street

# Belle Vue Road, Ipswich IP4 2RD

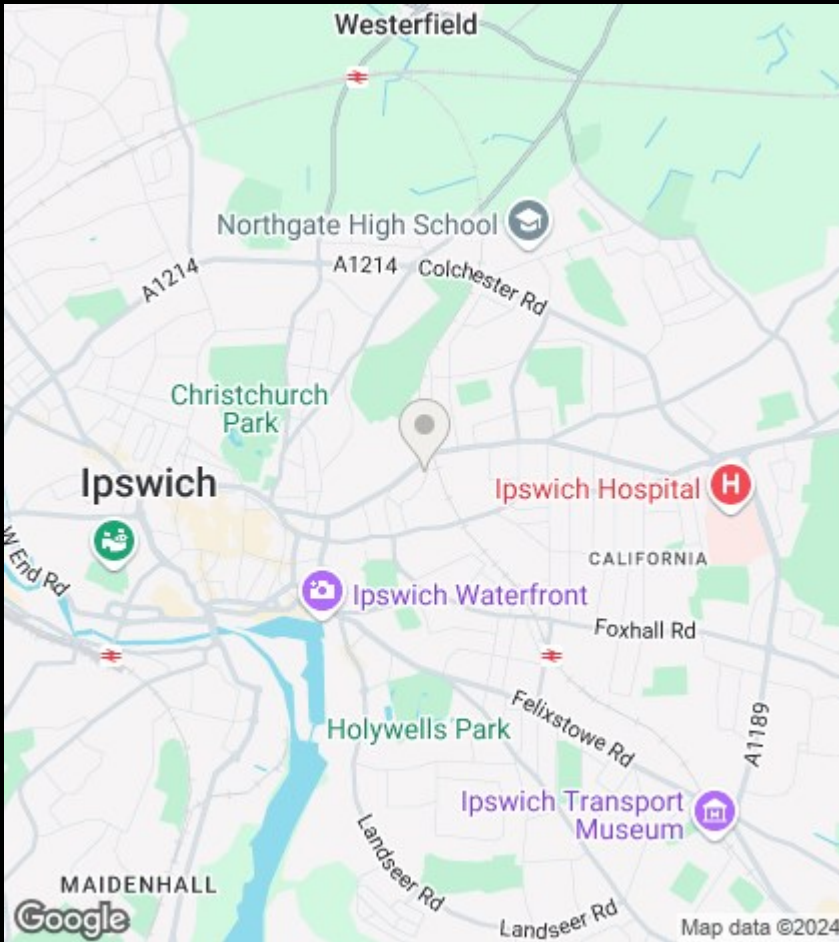
A deceptively spacious Victorian bay fronted terrace home situated close to Ipswich Town Centre, offering a great opportunity for first time buyers or those looking for a period property.



On entering the property the stairs leading to the first floor are directly in front of you, just before this on the left-hand side is the door opening to the open plan lounge/diner. With bay window to the front aspect and window to the rear aspect the room benefit from a great amount of natural light. An electric fire is located in the lounge area while an under stair storage cupboard is found in the dining room area, just before the kitchen door. The kitchen has been re-fitted by the current owners, now sporting contemporary, sleek white gloss base units and drawers, with integrated oven and ceramic hob. There is also space and plumbing for a washing machine and space for a fridge/freezer. The shower room, again re-fitted by the current owner is situated at the back of the property. Fitted around the same time as the kitchen, it's now a cotemporary space in an otherwise period/characterful home.

Moving upstairs you'll find three well proportioned bedrooms. Bedroom one being a comfortable double bedroom located at the front of the property with two windows on the front aspect, while bedrooms two and three could also accommodate double beds if required. There is a further storage cupboard and loft access available on the landing space for added practicality.

To the front of the property there is a small front garden enclosed by low level brick wall, while access to the rear garden is available via gated alleyway a couple of properties along. The rear garden is predominantly laid lawn, with patio area, a variety of mature shrubs and trees as well as brick outbuilding providing ample storage.



## 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			86
(81-91) B			
(69-80) C		68	
(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	

