

# KEYSTONE



Washington Close, Ipswich, IP2 8TF  
Offers Over £250,000

Three Storey Family Home  
Open Plan Living  
Kitchen  
Utility Room  
Carport

Three Bedrooms  
Lounge/Diner  
Study  
Cloakroom & Family Bathroom  
Garden

# Washington Close, Ipswich IP2 8TF

KEYSTONE are pleased to offer for sale this MODERN THREE STOREY HOME with CARPORT  
The property has views over the marina and is within easy access of the town.

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### Entrance Hallway

With stairs to first floor, understairs cupboard and radiator.

### Cloakroom

Fitted with w/c, pedestal wash basin and radiator.

### Utility Room

6'6 x 6'5

Space for washing machine and tumble dryer, radiator and door to rear.

### First Floor Landing

Built in storage cupboard and radiator.

### Lounge/Diner/Kitchen

26'8 x 17'3

#### Lounge/Diner

Juliette balcony to front and window to front with two radiators.

### Kitchen Area

Fitted with a range of base units and drawers and matching wall mounted cabinets, one and a half sink and drainer unit, space for dishwasher, space for fridge freezer, hob with oven and extractor over, wall mounted boiler and window to rear.

### Study

6'5 x 5'7

Window to rear and radiator.

### Second Floor Landing

with loft access.

### Bedroom One

15 x 9'1

Window to front, built in wardrobes and radiator.

### En-Suite

Fitted with shower cubicle, w/c, pedestal wash basin and radiator.

### Bedroom Two

10'5 x 7'7

Window to rear and radiator.

### Bedroom Three

10'5 x 7'8

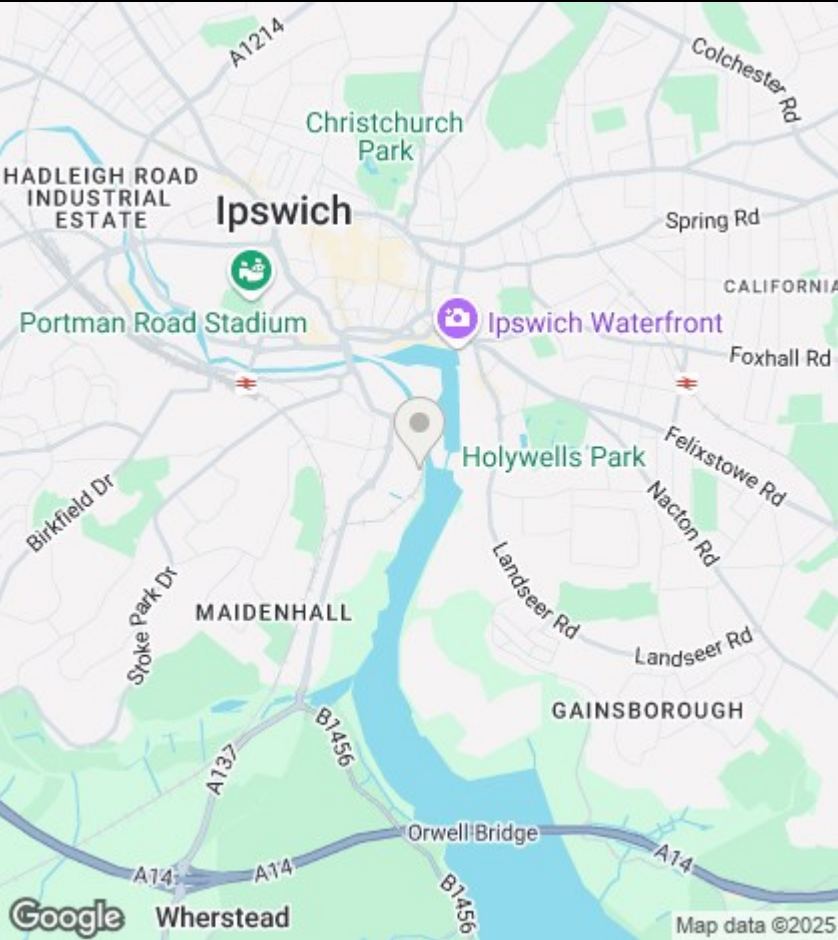
Window to front, radiator and built in wardrobe.

### Outside

The property benefits from a carport with electric EV charger, the rear garden has a patio area and is predominately laid to lawn and enclosed by timber fencing.

### Agents Note

There is an estate charge of £289.90 per annum.



Viewings

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

EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(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

