

KEYSTONE



Rectory Road, Ipswich, IP2 8EQ

Offers Over £210,000

End Terrace Home

Lounge/Diner

Utility Room

Close To Train Station & Town Centre

Two Bedrooms

Kitchen

Garden

Great First Time Buy

Rectory Road, Ipswich IP2 8EQ

A deceptively spacious bay fronted two bedroom end terrace home situated close to Ipswich Train Station. The property boasts some fantastic original features and presents a wonderful opportunity for first time buyers and investors a like.

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| Ground Floor |

Entrance to the property is gained via steps leading up to entrance door which then opens into a hallway leading through the open plan lounge/diner. It's a well light area due to the dual aspect windows and feature bay window to the front aspect. Throughout the property there are many original features such as the fireplaces and wooden flooring which are both on show in these reception rooms. The kitchen is well appointed and provide more than enough storage and space for a property of this size, if extra space is needed for appliances then the utility can also be utilized which has plumbing in place should the new owner wish to place a washing machine in there.

| First Floor |

Moving upstairs on the left you'll find the bathroom. This is very generous in it's dimensions benefiting from a three piece suite, window to rear aspect and storage cupboard. Both bedrooms are considered doubles with bedroom one benefitting from and extra window to the front aspect and is naturally greater in size. Both bedrooms benefit from feature fireplaces and wooden flooring also.



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		82
(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

