

# KEYSTONE



Waveney Road, Ipswich, IP1 5DG

£255,000

End Terraced Bungalow  
Lounge/Diner  
Shower Room  
Allocated Parking

Two Double Bedrooms  
Kitchen  
Secure Gated Community  
Popular Location



# Waveney Road, Ipswich IP1 5DG

Nestled in the charming area of Waveney Road, Ipswich, this delightful end terraced bungalow offers a perfect blend of comfort and security. Situated within a secure gated community, this property is ideal for those seeking a peaceful and safe environment.

The bungalow features a welcoming reception room, providing a warm and inviting space for relaxation or entertaining guests. With two well-proportioned bedrooms, there is ample room for those wishing to downsize without compromising on space. The shower room is conveniently located, ensuring ease of access for all residents.

The location is particularly appealing, as it is set in a popular area of Ipswich, known for its community spirit and accessibility to local amenities. Residents will enjoy the tranquillity of the surroundings while still being within reach of the vibrant town centre, which offers a variety of shops, restaurants, and recreational facilities.

This property presents an excellent opportunity for anyone looking to settle in a comfortable and secure home in a sought-after location.



### Hallway

Built in cupboard and one radiator.

### Lounge

16'8 x 11'8

French doors to rear, two radiators.

### Kitchen

8'5 x 8'3

Fitted with a range of base units and drawers with matching wall mounted cabinets and 1 1/2 bowl sink and drainer unit. There is space for washing machine and fridge/freezer. There is a tiled splash back and wall mounted boiler. A window to the rear.

### Bedroom 1

14'2 x 11

Window to front and one radiator.

### Bedroom 2

10'7 x 10

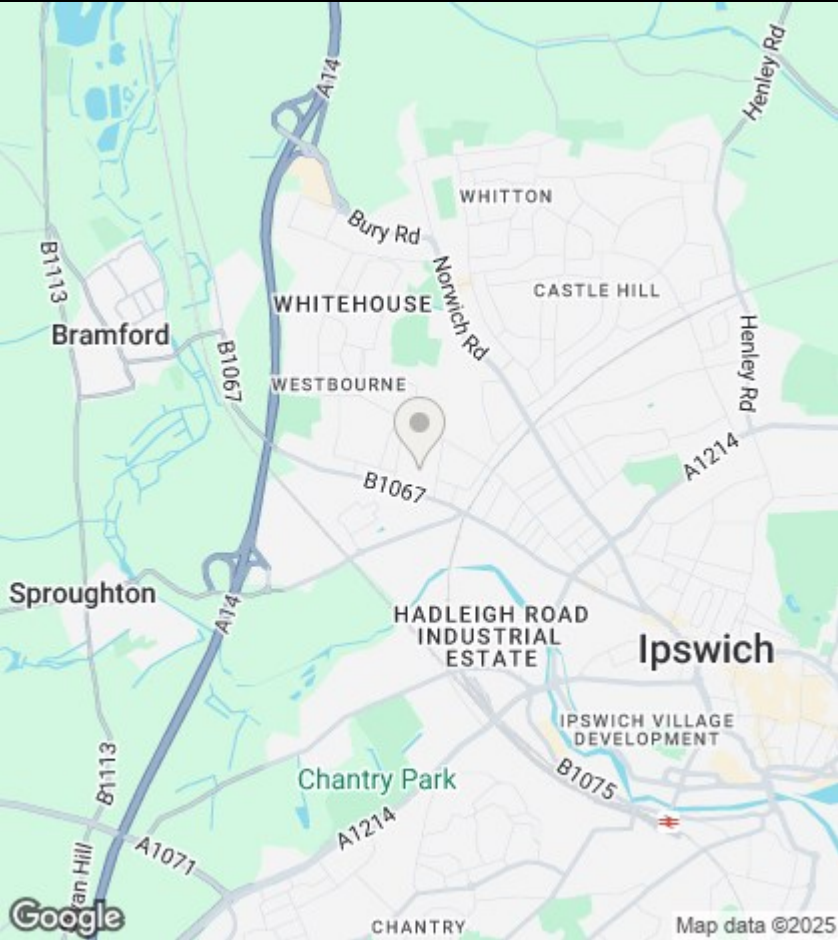
Window to front. There is a built-in double wardrobe and one radiator.

### Shower Room

Fitted with shower cubicle and vanity inset sink, a WC and one radiator.

### Outside

The property is accessed via private security gate and leads to an allocated parking space. The front garden is predominantly laid to lawn. The rear garden has a large decking area and is also predominantly laid to lawn and enclosed by timber fencing.



## 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		90
(81-91) B		
(69-80) C	73	
(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

