

# KEYSTONE



Felaw Street, Ipswich, IP2 8HD  
Offers In Excess Of £230,000

Period Terraced House  
Lounge  
Kitchen  
First Floor Bathroom  
Popular Location

Three Bedrooms  
Dining Room  
Utility Room & Walk In Pantry  
Off Road Parking  
Close To Station



# Felaw Street, Ipswich IP2 8HD

Nestled in a charming mews of just five properties on Felaw Street, this delightful period terrace house offers a perfect blend of comfort and convenience. With its tucked-away location, residents can enjoy a peaceful atmosphere while still being in close proximity to the vibrant waterfront, ideal for leisurely strolls and local amenities.

The property boasts two spacious reception rooms, providing ample space for both relaxation and entertaining. The three well-appointed bedrooms offer a tranquil retreat, making it an excellent choice for families or those seeking extra room for guests or a home office. The immaculate condition throughout the house ensures that it is ready for you to move in without the need for any immediate renovations.

Additionally, the property features a well-designed bathroom and the added benefit of off-road parking, a rare find in such a desirable area. This home is perfect for those who appreciate a blend of modern living in a serene setting. Whether you are a first-time buyer or looking to downsize, this property presents an excellent opportunity to enjoy the best of Ipswich living. Don't miss your chance to make this lovely house your new home.



#### Front entrance

Door leading to hallway with exposed floorboarding, stairs to first floor, radiator and door to...

#### Lounge

11'4 x 10'4

Sash window to front, feature cast iron fireplace, Column radiator and exposed floorboards.

#### Dining Room

11'4 x 10'4

Sash window to rear, feature open fireplace, Column radiator, exposed floorboards and built-in understairs cupboard.

#### Kitchen

9'1 x 8'4

Fitted with a range of base units and drawers with matching wall mounted cabinets. Sink and drainer unit with tiled splash backs, built-in oven with hob and extractor fan over. Space for dishwasher, wall mounted boiler, window to side, door to side and radiator.

#### Inner Lobby

#### Utility Area

5'9 x 4'9

With window to side, built-in work top, space for washing machine, fridge and freezer, and heated towel rail.

#### Walk-in Pantry

With window to rear and shelving.

#### First Floor Landing

With built-in cupboard and loft access.

#### Bedroom 1

14'8 x 10'4

With two Sash windows to front, column radiator and feature cast-iron fireplace.

#### Bedroom 2

10'4 x 9'4

Window to rear, column radiator, built-in cupboard and cast-iron fireplace.

#### Bedroom 3

10'4 x 8'5

Window to rear and column radiator.

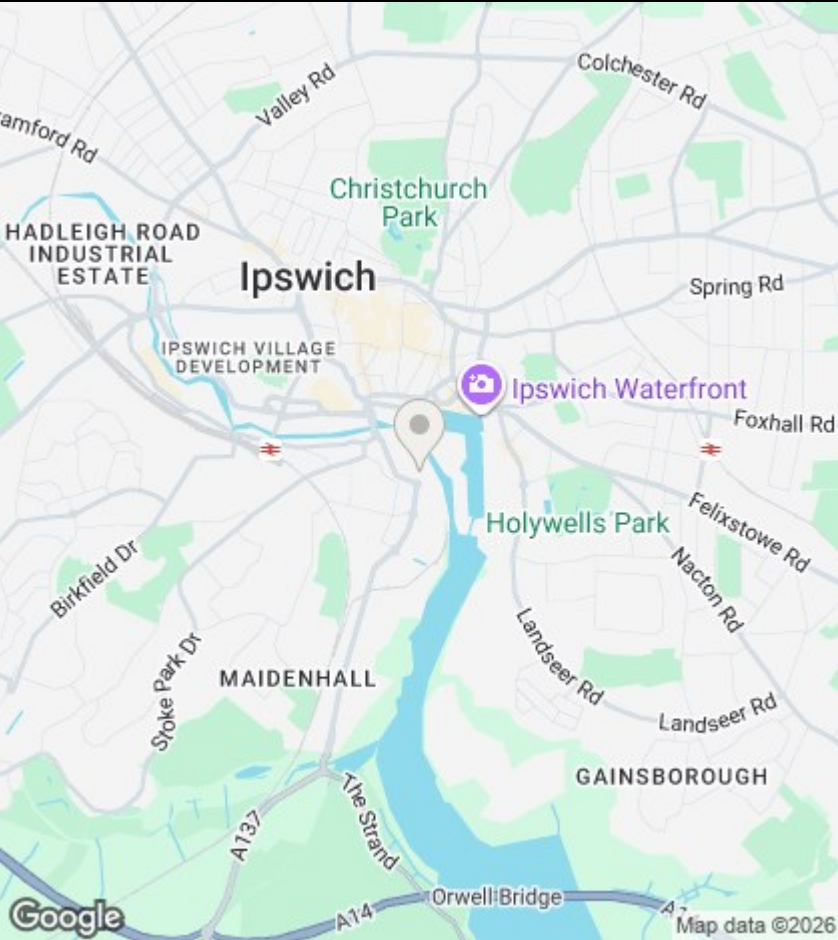
#### Bathroom

Fitted with a suite comprising of roll top claw foot bath, pedestal wash basin, a high level WC, shower cubicle, tiled splash backs, heated towel rail, column radiator and window to side.

#### Outside

The property is accessed via a private drive leading to a small mews of 5 houses each with an allocated parking space. The rear garden is predominantly laid to lawn with gate to rear that provides side access. There is also an outside WC. The property is located close to the train station and waterfront and is within easy access to the A14 & A12.





## 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		89
(81-91) B		
(69-80) C		64
(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

