

# KEYSTONE



Cullingham Road, Ipswich, IP1 2EG

£170,000

Terraced House  
Lounge/Diner  
Bathroom  
Enclosed Rear Garden  
Popular Location

Three Bedrooms  
Kitchen  
Garden  
Close To Town



# Cullingham Road, Ipswich IP1 2EG

Nestled on the charming Cullingham Road, this delightful terraced house presents an excellent opportunity for families and professionals alike. With three well proportioned bedrooms, this property offers ample space for comfortable living. The lounge/diner provides versatile areas that can be tailored to your needs, whether for entertaining guests or enjoying quiet evenings at home.

The house features a well-appointed bathroom, ensuring convenience for all residents. The layout is designed to maximise space and light, creating a warm and welcoming atmosphere throughout.

Situated close to town, this property benefits from easy access to local amenities, schools, and transport links, making it an ideal choice for those seeking both comfort and convenience.

Call 01473 221399 for more info.



### Entrance Door

With stairs to first floor.

### Lounge/Diner

23'6 x 11'7

Window to front and rear, two radiators and built in under stairs cupboard.

### Kitchen

9'9 x 7'8

Fitted with a range of base units and drawers and matching wall mounted cabinets, sink and drainer unit with tiled splash backs, built in oven with hob, wall mounted boiler, space for washing machine and fridge, window to side and door to side.

### Bathroom

Fitted with a suite comprising of panel bath with shower over, vanity inset sink, w/c, tiled splash backs, tiled flooring, window to rear and heated towel rail.

### First Floor

Landing with loft access and built in cupboard.

### Bedroom One

14'7 x 11

Two windows to front and radiator.

### Bedroom Two

12 x 9'3

Window to rear and radiator.

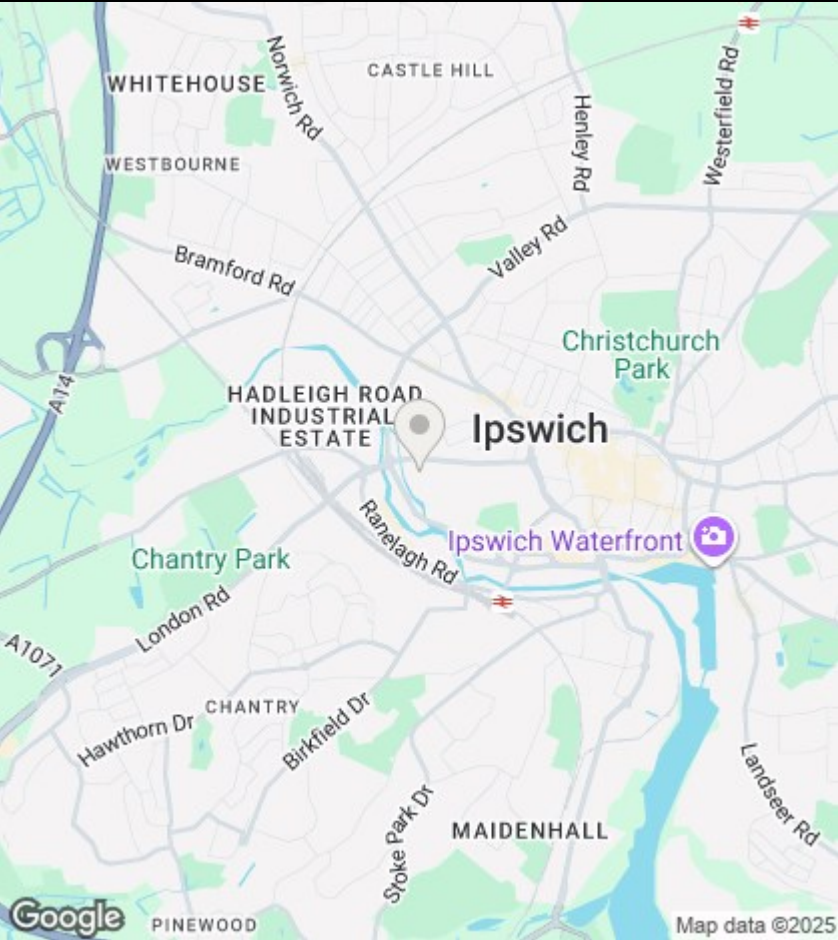
### Bedroom Three

10 x 7'8

Window to rear, radiator and built in airing cupboard.

### Outside

To the front of the property there is a small open plan garden. The rear garden is enclosed and has a hard standing and garden shed with rear access.



## Viewings

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

## EPC Rating:

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

