

# KEYSTONE



Ireland Road, Ipswich, IP3 0EJ

Offers In Excess Of £220,000

Semi-Detached House

Lounge

Dining Room

Driveway

Popular Location

Two Bedrooms

Kitchen

Refitted Bathroom

Garden

Immaculate Condition



# Ireland Road, Ipswich IP3 0EJ

Nestled on Ireland Road in Ipswich, this immaculate semi-detached house offers a delightful blend of modern living and comfort. With two bedrooms, this property is perfect for first time buyers. The two reception rooms provide ample opportunity for relaxation and entertaining, making it an ideal setting for both quiet evenings and lively gatherings.

The heart of the home features a contemporary kitchen that is both stylish and functional, equipped with modern appliances that cater to all your culinary needs. The bathroom has also been tastefully updated, ensuring a fresh and inviting atmosphere.

Situated in a popular location, this property benefits from easy access to local amenities, schools, and transport links, making it a convenient choice for everyday living. Whether you are a first-time buyer or looking to settle into a welcoming community, this home on Ireland Road is sure to impress. Don't miss the opportunity to make this lovely house your new home.



Front entrance door  
Leading to...

Lounge  
14'1 x 12'9

With stairs to first floor, built-in storage cupboard, laminate flooring, electric heater and window to front.

Kitchen  
12'7 x 8'9

Fitted with a range of base units and drawers with matching wall mounted cabinets, 1.5 bowl sink and drainer unit with tiled splash back, built-in hob with extractor over, built-in oven, space for washing machine and dishwasher. There is also an integrated fridge/freezer, electric heater, laminate flooring and a window and door to rear.

Dining Room  
10'4 x 8'4

With electric heater, door to side, door to rear, window to rear and laminate flooring.

First Floor  
Landing with electric heater, loft hatch and built-in airing cupboard.

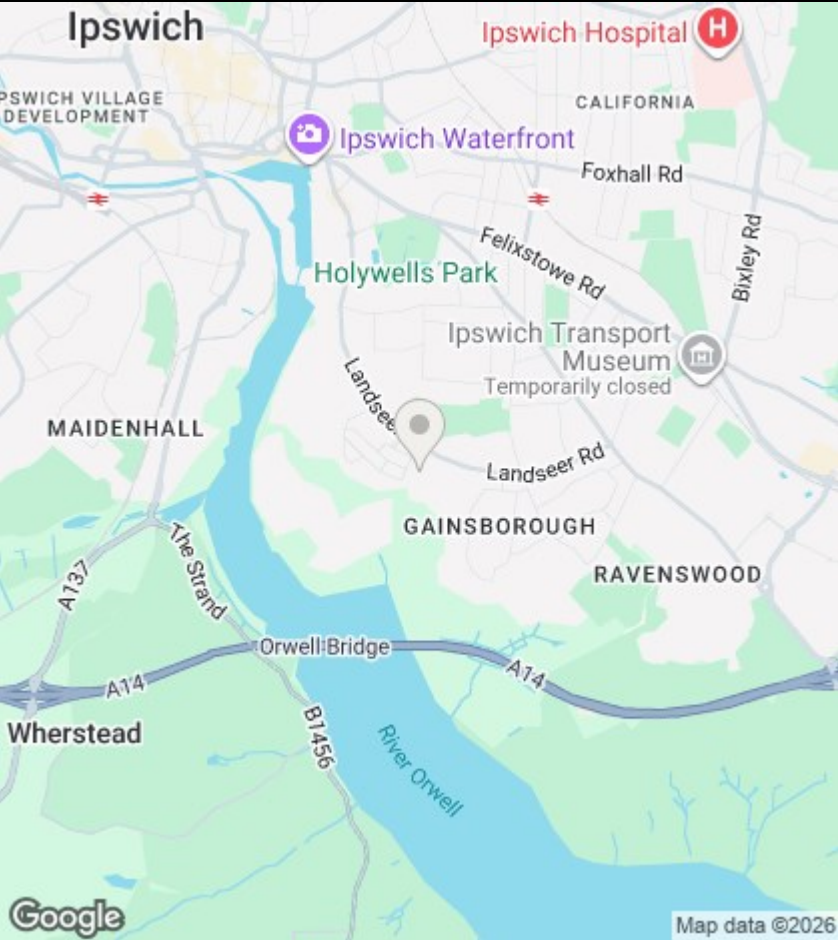
Bedroom 1  
12'0 x 9'3  
With window to the front, electric heater and built-in over stairs wardrobe.

Bedroom 2  
11'2 x 6'2  
Window to rear and electric heater.

Bathroom  
Re-fitted with a suite comprising of panelled bath with shower over, WC, vanity inset sink, tiled splash back and heated towel rail.

Outside  
To the front of the property there is a driveway that provides off road parking.

The rear garden is enclosed with raised flower bed and timber shed.



## 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		92
(81-91) B		
(69-80) C		65
(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

