



**CORNERSTONE**  
RESIDENTIAL ESTATE AGENTS

**6 INNES END, IPSWICH, IP8 3RZ**

**TENURE : FREEHOLD**

**GUIDE PRICE £250,000**

- Three Bedrooms
- Kitchen/Diner
- First Floor Bathroom
- Warm Air Central Heating
- Cloakroom
- Garage & Driveway

# THE ACCOMMODATION



## Entrance Hall

Door to front, doors to...

## Cloakroom

Window to front, WC and wash hand basin.

## Living Room *4.58m x 3.52m (15' x 11' 7")*

Bow window to front, stairs to first floor, open archway to...

## Kitchen/Diner *4.17m x 0.00m (13' 8" x 0')*

Window to rear, wall and base units with single sink and drainer, built in oven and hob with filter hood over, space for fridge/freezer and washing machine, gas warm air boiler, sliding patio doors to...

## Conservatory *2.61m x 2.48m (8' 7" x 8' 2")*

Double glazed to three aspects, door to rear.



## First Floor Landing

Loft access, built in airing cupboard, doors to...

## Bedroom One *3.63m x 2.70m (11' 11" x 8' 10")*

Window to front, fitted wardrobes and units.

## Bedroom Two *2.80m x 2.67m (9' 2" x 8' 9")*

Window to rear and built in cupboard.

## Bedroom Three *2.67m x 1.85m (8' 9" x 6' 1")*

Window to rear, built in cupboard over stairs.

## Bathroom

Window to rear, panel bath, pedestal wash basin & WC.

## Outside

To the side of the property is a driveway and single garage and a side gate leading into the rear garden which is enclosed by brick wall and fencing.



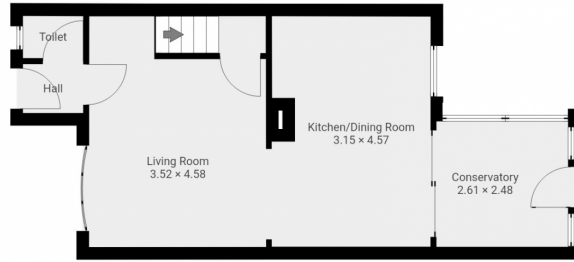
# THE PROPERTY & LOCATION

A three bedroom linked (by garage only) detached home in a popular area of Ipswich with good access into town and out onto the A12/A14. The property does require updating but benefits from living room, kitchen/diner, lean to conservatory, cloakroom and has driveway and garage.

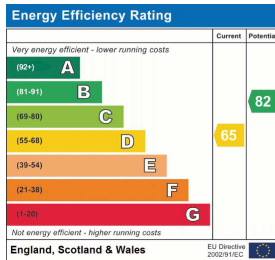
Ipswich is the county town of Suffolk and offers a huge range of amenities; functional, recreational and educational. There is a mainline rail station, (approx 1 hour from Liverpool St, London), a university and a fantastic riverside setting providing an array of restaurants, cafes and nightlife.



TO ARRANGE A VIEWING OF THIS PROPERTY OR  
TO SEE HOW WE CAN HELP YOU MOVE CALL US ON 01394 547000



While we try and be as accurate as we can with our floorplans, they are for guidance only and should not be relied upon.



Address: 6 Innes End, IP8

Council Tax Banding : C

We understand from our vendor that the property is connected to a mains gas supply, electricity, water and drainage.

Please visit Ofcom - to view the mobile and network coverage



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