



Kingsgate Drive, Ipswich, £315,000

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GRACE ESTATE AGENTS are delighted to present this extended three bedroom semi-detached house with no onward chain.

Located in a sought-after residential area within the Northgate High School catchment, this well-presented and extended three bedroom semi-detached home offers spacious family living and a generous sized unoverlooked rear garden backing onto allotments.

The property also benefits from a first floor bathroom and a single garage. The property has just had new flooring throughout which presents beautifully.

This is the perfect opportunity for first time buyers or family's looking to move into the area, please reach out to the marketing agent to book a viewing.

Guide price £315,000

Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

- Extended Three Bedroom Semi-Detached House
- Spacious Living Space
- Desirable Location
- Single Garage
- Northgate Catchment Area
- Large, Unoverlooked Rear Garden
- First Floor Family Bathroom
- New LVT Flooring And Carpet Throughout





TOTAL FLOOR AREA: 687 sq ft. (63.7 sq m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of plots, elevations, fixtures and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not guaranteed and no guarantee as to their operability or efficiency can be given. Maps will be subject to OS data.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(81-91) B
(81-91) B			(69-80) C
(69-80) C			(55-68) D
(55-68) D			(38-54) E
(38-54) E			(21-38) F
(21-38) F			(1-20) G
(1-20) G			Not environmentally friendly - higher CO ₂ emissions
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
		73	79
England & Wales	EU Directive 2002/91/EC		England & Wales



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