



Sagehayes Close | | Ipswich | IP2 9SQ

£230,000

NICHOLAS
— ESTATES —

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Ipswich | IP2 9SQ
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A well three bedroom mid terrace town house situated to the South West of Ipswich offering good access to local public transport links, the mainline railway station, town centre, marina and many more amenities. The property is set out on three floors, comprising entrance hall and a downstairs cloakroom, the first floor offers lounge with doors opening onto the enclosed rear garden and an open plan L-shaped kitchen/dining area, the second floor offers main bedroom with en-suite shower room, two further bedrooms the family bathroom. The property benefits a parking space for 1 car and access to the integral garage.

- Mid Terrace Town House
- Three Bedrooms
- South West Ipswich Location
- Integral Garage
- Fully Enclosed Rear Garden

Entrance Hall

Front aspect door, carpet, radiator, downstairs cupboard, stairs to 1st floor, door to;

Cloakroom

Low level flush w/c, hand wash basin, radiator, carpet and extractor fan.

Landing

Radiator, carpet, stairs to 2nd floor, doors to;



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Lounge

15'2 max x 14'1 max (4.62m max x 4.29m max)

Rear aspect double glazed double doors leading to the enclosed rear garden, radiator and carpet.

Kitchen

12'9 x 7'6 (3.89m x 2.29m)

Front aspect window, vinyl flooring, work surface with 1.5 bowl sink & drainer, space for washing machine & dish washer, radiator, wall and base mounted units, gas hob and electric oven. Open to;

Dining Area

7'7 x 7'6 (2.31m x 2.29m)

Front aspect double glazed double doors to Juliet balcony, carpet and wall mounted gas fired boiler.

Landing

Radiator, carpet, doors to

Bedroom 1

13'1 max x 10'0 max (3.99m max x 3.05m max)

Two rear aspect double glazed windows, radiator, carpet and built in wardrobe, door to;

En-Suite

Low level flush w/c, hand wash basin, radiator, tiled shower cubicle and extractor fan.

Bathroom

Low level flush w/c, hand wash basin, vinyl flooring, radiator, panelled bath with tiled splash backs, extractor fan and airing cupboard.

Bedroom 2

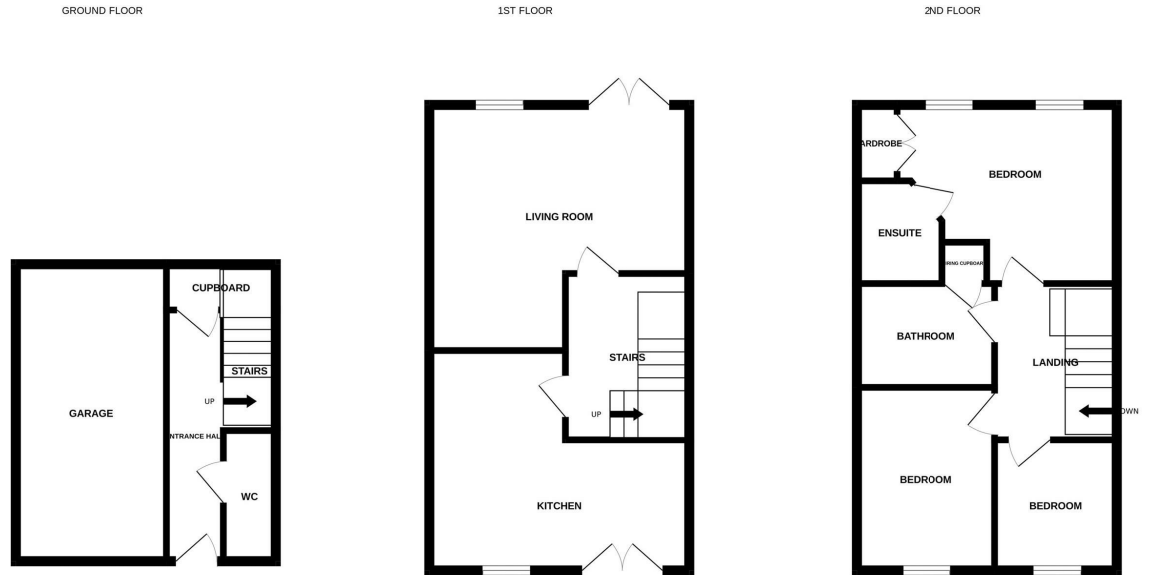
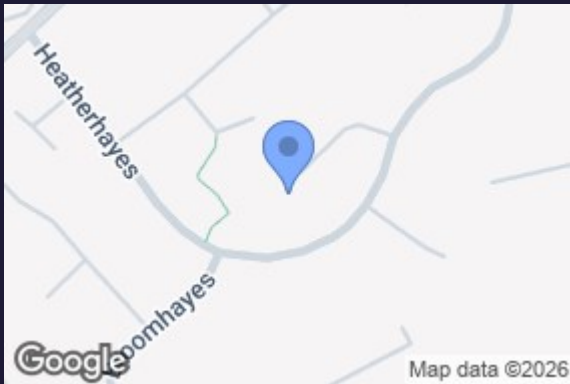
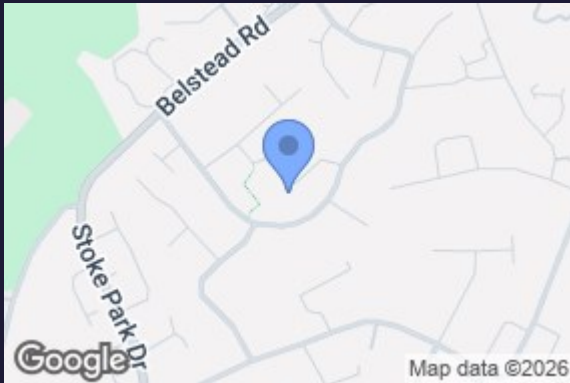
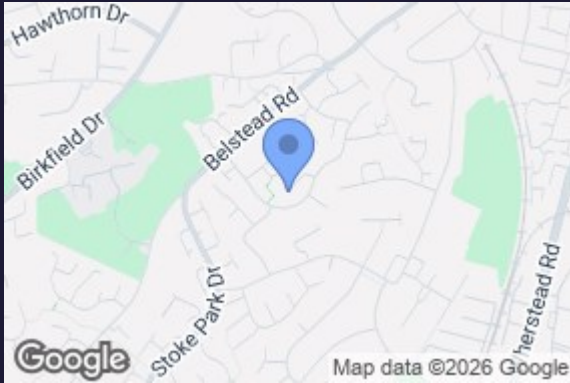
10'8 x 8'1 (3.25m x 2.46m)

Front aspect double glazed window, radiator and carpet.

Bedroom 3

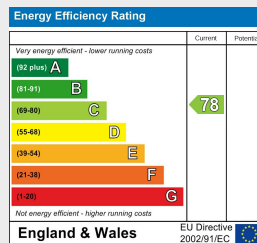
7'6 x 6'9 (2.29m x 2.06m)

Front aspect double glazed window, radiator, carpet and loft access.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band C EPC Rating C



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