

KEYSTONE



La Salle Close, Ipswich, IP2 8NA

Offers In Excess Of £180,000

Terraced House
Lounge
Conservatory
First Floor Bathroom
No Onward Chain

Two Bedrooms
Kitchen
Cloakroom
Garden
Allocated Parking

La Salle Close, Ipswich IP2 8NA

Welcome to this charming modern terraced house located on La Salle Close in the desirable area of Ipswich. This delightful property features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or those seeking a comfortable space to call home.

Upon entering, you will find a welcoming reception room that offers a versatile area for relaxation and entertaining. The layout is designed to maximise space and light, creating a warm and inviting atmosphere throughout. The modern design ensures that the property is both stylish and functional, catering to the needs of contemporary living.

The house boasts a well-appointed bathroom, providing convenience and comfort for its residents. With no onward chain, this property presents a fantastic opportunity for those looking to move in without delay.

Situated in a popular location, this home benefits from easy access to local amenities, schools, and transport links, making it an excellent choice for those who value convenience and community.



Front Entrance Door

Leading to hallway with stairs to first floor, radiator and built in understairs cupboard. Door to Lounge.

Lounge

13'2 x 12'0

Window to rear, French doors to rear and radiator.

Kitchen

8'6 x 6'7

Fitted with a range of base units and drawers with matching wall mounted cabinets, sink and drainer unit with tiled splash backs, built in oven and hob with extractor over, space for washing machine, fridge freezer, laminate flooring, window to front. and radiator.

Cloakroom

Fitted with w/c, pedestal wash basin tiled splash back and radiator.

Conservatory

9'6 x 9'5

Windows to side and rear and French doors to rear, radiator and laminate flooring

First Floor

Landing with loft access and built-in airing cupboard with wall mounted boiler.

Bedroom One

13'1 x 10'1

Window to front and radiator.

Bedroom Two

12'1 x 7'2

Window to rear, built in double wardrobe and radiator.

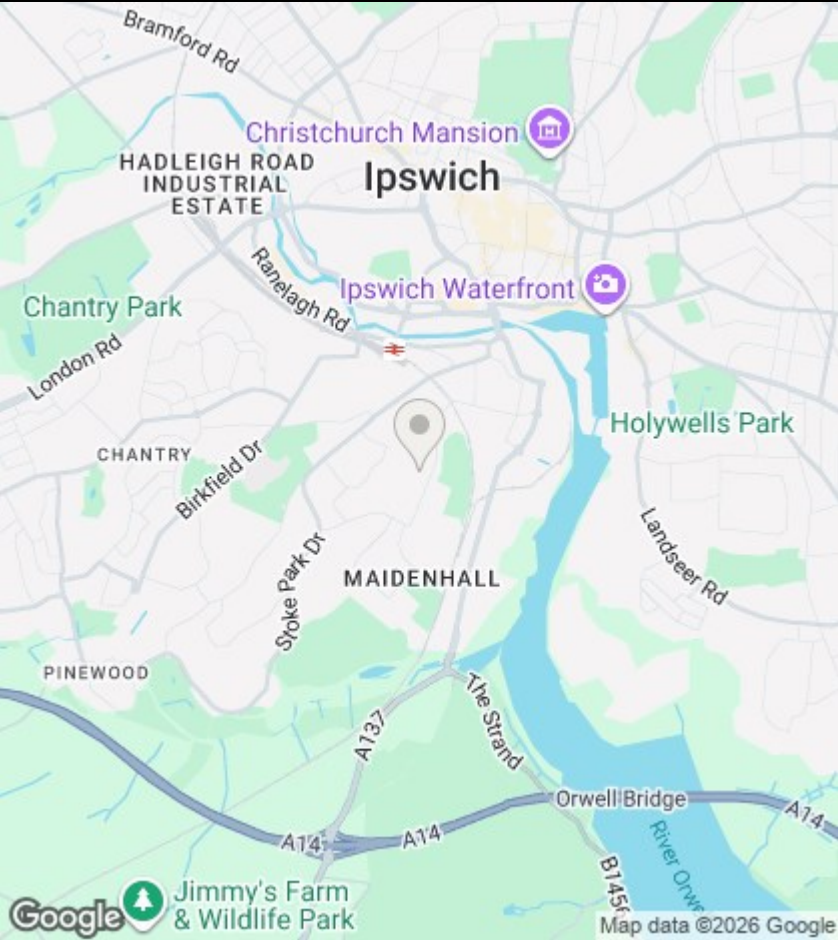
Bathroom

Fitted with a suite comprising panel bath with shower over, WC, pedestal wash basin with tiled splash backs, heated towel rail and window to rear.

Outside

To the front of the property there is a small open plan front garden.

The rear garden is predominately laid to lawn with patio area and timber shed.



Viewings

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

EPC Rating:
C

Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A		91	
(81-91) B			
(69-80) C	73		
(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 	

