

# KEYSTONE



All Saints Road, Ipswich, IP1 4DG

£200,000

Terraced House

Lounge

Kitchen

Garden

Popular Location

Three Bedrooms

Dining Room

Bathroom

No Onward Chain

# All Saints Road, Ipswich IP1 4DG

Nestled in the sought-after area of All Saints Road, this charming double bay fronted terraced house presents an excellent opportunity for both first-time buyers and families alike. With its inviting façade, the property boasts two spacious reception rooms, perfect for entertaining guests or enjoying quiet family evenings.

The house features three well-proportioned bedrooms, providing ample space for relaxation and personalisation. The single bathroom is conveniently located, catering to the needs of the household.

One of the standout features of this property is the absence of an onward chain, allowing for a smoother and more efficient purchasing. The popular location further enhances its appeal, with local amenities, schools, and parks within easy reach, making it an ideal choice for those seeking a vibrant community atmosphere.



Front entrance door  
Leading to hallway with stairs to first floor and radiator.

Lounge  
13'3 x 12'0  
Bay window to front and radiator.

Dining Room  
11'9 x 10'5  
Window to rear and radiator.

Kitchen  
9'9 x 8'8  
Fitted with a range of base units and drawers with matching wall mounted cabinets, sink & drainer unit with tiled splash back, space for oven, extractor fan, space for washing machine, door to side, window to side, and heated towel rail.

Inner Lobby  
With space for fridge freezer.

Bathroom  
Fitted with a suite comprising panelled bath with shower over, WC, vanity inset sink, tiled walls, heated towel rail and window to side.

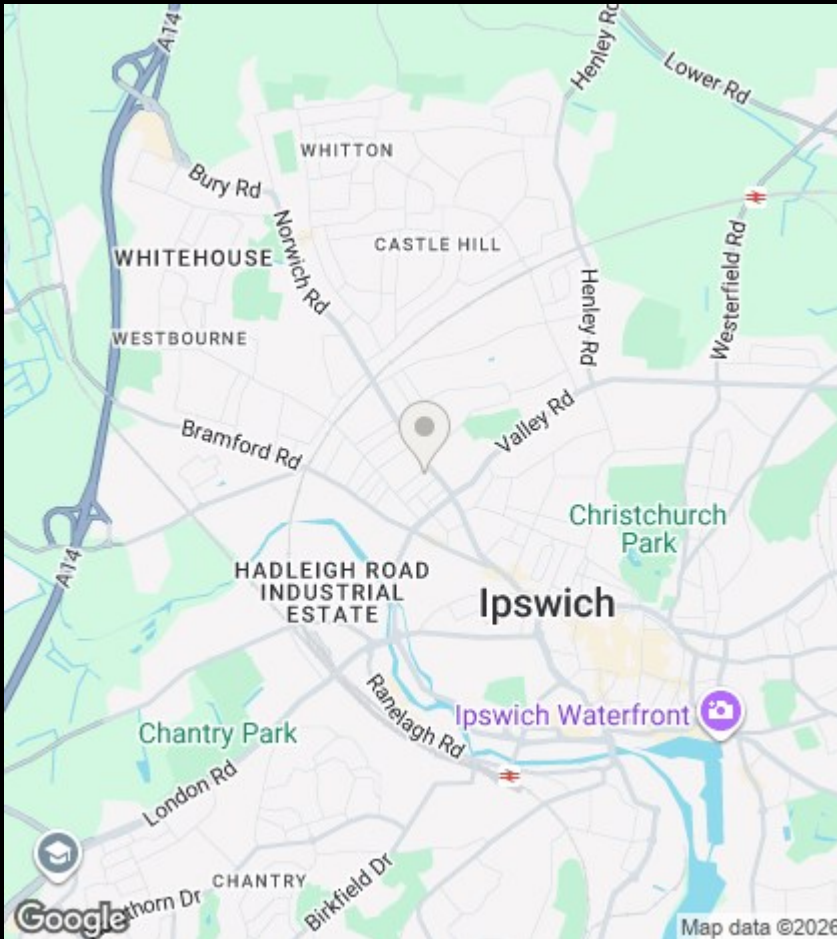
First Floor  
Landing with loft access.

Bedroom 1  
15'9 x 13'3  
Bay window to front and radiator.

Bedroom 2  
12'0 x 9'9  
Window to rear and radiator.

Bedroom 3  
9'7 x 8'8  
Window to rear and radiator.

Outside  
To the front of the property there is a small enclosed garden.  
The rear garden is predominantly laid to lawn with patio with small lawned area and enclosed with timber fencing.



## 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) <b>A</b>			
(81-91) <b>B</b>			<b>86</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>68</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

