Myrtle Road | | Ipswich | IP3 0AN

Guide Price £171,500

NICHOLAS
ESTATES

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No Onward Chain | Newly Refurbished | 3 Bedrooms | East Ipswich | Holywells Park within 'touching distance'

- No Onward Chain
- Freshly Decorated
- Very Well Presented
- Refurbished Throughout
- East Ipswich Location - Close to Waterfront
- Boiler is Approximately 1 Year Old

Kitchen

0'6"x0'11"x0'0" (1.83x3.30x0.00)
Steps down into kitchen, Side Aspect Window, range of base and eye level units that have been recently fitted, Integrated Electric hob and Oven, with extractor above. Tiled Surround on both sides. Space and plumbing for Washing Machine and Under Counter Fridge.Stainless steel sink with drainer, and Gas Boiler. (Approx. 1 Year Old)

Bedroom 1

0'11"x0'10"x0'0" (3.46x3.06x0.00)
Front aspect Window, carpet flooring, and gas radiator.

Beagle Property are pleased to bring to the market this 3 bedroom terrace property in exceptional condition following recent refurbishment throughout by the current owners. Internal layout comprises: Open downstairs lounge/diner, steps into Newly fitte

Bedroom 2

1'2"x0'5"x0'0" (4.17x1.61x0.00)

Rear aspect window, Electric Meter and Fuse box boxed in, carpet flooring and Gas Radiator.

Bedroom 3

0'11"x0'6"x0'0" (3.22x1.85x0.00)

2 Steps down into bedroom, rear aspect window, carpet flooring, and gas radiator.

Living Room

1'11"x0'11"x0'0" (7.12x3.43x0.00)

Front and rear aspect double glazed windows, newly fitted carpet flooring, gas radiator, and 'Open' stairwell.

Outside

Hard standing path to rear, with Shingled area, Fence Borders, with gate to rear alleyway. Outside Tap, and steps with Handrail back into lobby.

Landing

Carpet Stairs leading from Downstairs, Storage Cupboard, Loft hatch, and doors leading to;

Lobby

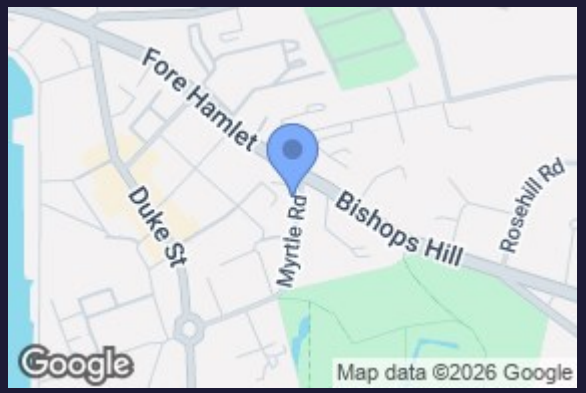
0'3"x0'5"x0'0" (0.81x1.65x0.00)

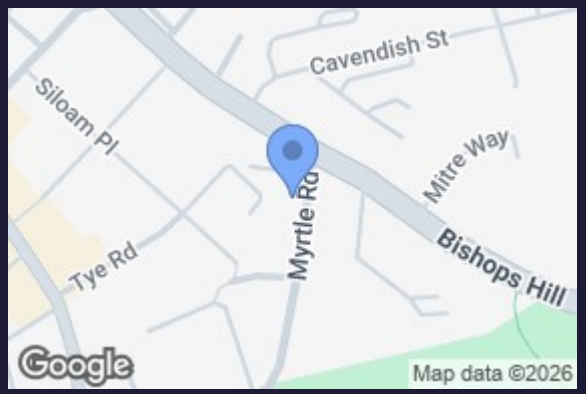
Door leading from Kitchen, Door to outside and bathroom.

Shower Room

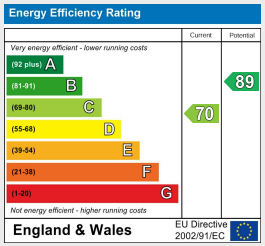
0'5"x0'10"x0'0" (1.62x2.94x0.00)

Side aspect Window, Newly fitted 3 piece suite including Shower Unit, with mains shower (water from boiler), Marble effect splashback, and glass door, Hand Wash basin with Vanity unit storage, W/c and heated towel rail. Extractor Fan.





Council Tax Band **A** EPC Rating **C**



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