

# property details **approval form**

39 Ramsgate Drive, Ipswich, Suffolk, England, IP3 9DB

**Date:** 10 September 2025

**Property Ref and Version:** IPW103648 - 0003

# selling your home with us!



## >> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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## >> **price**

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£300,000

Tenure: Freehold

## >> **key features**

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- > EAST IPSWICH
- > QUIET LOCATION
- > CLOAKROOM
- > 33ft LOUNGE/DINER
- > THREE BEDROOMS
- > OFF ROAD PARKING
- > CLOSE TO PUBLIC TRANSPORT
- > EASY ACCESS TO A12 & A14
- > EPC Rating: D

## >> **short description**

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**\*\*SEMI DETACHED HOUSE \*\*CLOAKROOM \*\*33ft LOUNGE/DINER \*\*UPSTAIRS BATHROOM \*\*THREE BEDROOMS \*\*OFF ROAD PARKING \*\*EAST IPSWICH \*\*QUIET LOCATION \*\*GOOD TRANSPORT LINKS \*\*CLOSE TO AMENITIES INCLUDING IPSWICH HOSPITAL**

## >> **long description**

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We are delighted to present this spacious 3-bedroom semi-detached home, ideally located in the heart of East Ipswich. Perfectly positioned close to Ipswich Hospital, local shops, restaurants, bars, and with excellent transport links via the A12 and A14, this property offers both convenience and comfort.

The home features:

- " A welcoming cloakroom downstairs for added practicality
- " A well-appointed upstairs family bathroom
- " Generous off-road parking for at least three vehicles

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" A peaceful setting in a quiet residential location

This property combines modern living with superb accessibility, making it an ideal choice for families and professionals alike.

## >> **directions**

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## >> **Agent Note**

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## >> **room description**

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### **Sliding Entrance Door Into-Porch**

\*\*Entrance door into-

### **Hallway**

\*\*Stairs to first floor

### **Cloakroom**

\*\*Low level W/C

\*\*Wash hand basin

### **Lounge/Diner**

33' 4" Max x 9' 8" ( 10.16m Max x 2.95m )

\*\*Double glazed window to the front

\*\*Double glazed French doors to the rear

\*\*Featured fire place with surround

### **Kitchen**

12' 9" x 7' 8" ( 3.89m x 2.34m )

\*\*Sink unit with mixer tap over

\*\*Adjoining work surface with under cupboards and drawers

\*\*Wall mounted matching units

\*\*Built in electric oven and hob with extractor hood over

\*\*Space for washing machine and fridge freezer

\*\*Double glazed window to the rear and door to the side

\*\*Tiled flooring

### **Landing**

\*\*Access to loft

### **Bedroom One**

11' 2" x 10' ( 3.40m x 3.05m )

\*\*Double glazed window to the rear

\*\*Built in storage

### **Bedroom Two**

13' 6" x 9' 9" ( 4.11m x 2.97m )

\*\*Double glazed window to the rear

### **Bedroom Three**

10' 6" x 7' 9" ( 3.20m x 2.36m )

\*\*Double glazed window to the front

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### **Bathroom**

\*\*Shower cubical

\*\*Enclosed bath

\*\*Wash hand basin

\*\*Low level W/C

\*\*Double glazed window to the front

### **Outside**

#### **Front Garden**

\*\*Driveway for off road parking

\*\*Lawn area with flowers and shrubs

\*\*Side gate into-

#### **Rear Garden**

\*\*Enclosed by panel fencing

\*\*Seating area

\*\*Lawn area

\*\*Flower and shrubs

\*\*Shed to remain

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## >> property images



**Your William H Brown office:** 33 Woodbridge Road East, IPSWICH, Suffolk, IP4 5QN  
T 01473 721965 E IpswichEast@williamhbrown.co.uk

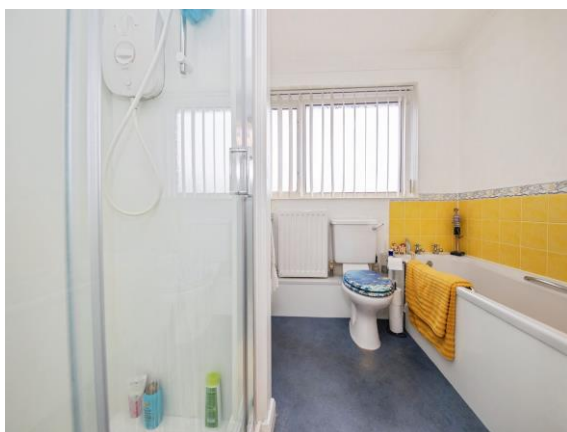
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**Your William H Brown office:** 33 Woodbridge Road East, IPSWICH, Suffolk, IP4 5QN  
T 01473 721965 E [IpswichEast@williamhbrown.co.uk](mailto:IpswichEast@williamhbrown.co.uk)

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## >> floor plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## >> approval

	Signature	Date
Peter Ruddy		
Mr Wood Melvyn		