



Maude Street | | Ipswich | IP3 0AU

Asking Price £255,000

NICHOLAS
— ESTATES —

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A three bedroom mid terrace town house situated within the popular Orwell Quay development, situated just off the Ipswich waterfront and within walking distance of Ipswich town centre. The accommodation comprises, entrance hall providing internal access to the integral garage, downstairs cloakroom, kitchen and dining area, the first floor offers lounge with access to a balcony, shower room and bedroom two, the second floor offers main bedroom with fitted wardrobes, bedroom three and the family bathroom. Outside the property benefits off road parking, access to the integral garage, to the rear the garden is paved throughout and fully enclosed.

- Mid Terrace Town House
- Open Plan Kitchen/Dining/Garden Room
- Integral Garage & Driveway
- Bathroom & Shower Room
- Three Double Bedrooms
- Popular Orwell Quay Development

Entrance Hall

Front aspect door, wood effect vinyl floor, radiator, door to garage, stairs to first floor and doors to:

Cloakroom

Low level flush WC, hand wash basin, wood effect vinyl floor, recessed spot lights and extractor fan.

Kitchen

14'4 x 8'0 (4.37m x 2.44m)

Tiled floor, worksurface, circular stainless steel sink and drainer, space and plumbing for a washing machine, integrated dish washer, five ring gas hob, electric oven, wall and base units and integrated fridge/ freezer.



A three bedroom mid terrace town house situated within the popular Orwell Quay development, situated just off the Ipswich waterfront and within walking distance of Ipswich town centre.



Dining Area

14'4 x 8'2 (4.37m x 2.49m)

Wall uplights, tiled floor, rear aspect double glazed double doors, rear aspect double glazed picture window and radiator.

Landing

Carpet, recessed spot lights, stairs to second floor and doors to:

Bedroom

14'4 x 9'3 (4.37m x 2.82m)

Two rear aspect tilt and turn windows, radiator and carpet.

Shower Room

Wood effect floor, heated towel rail, low level flush WC, hand wash basin, shower cubicle, recessed spot lights, extractor fan and part tiled walls.

Living Room

14'5 x 12'2 (4.39m x 3.71m)

Front aspect double glazed sliding door to balcony, carpet, radiator, spot lights and front aspect double glazed window.

Landing

Carpet, loft access, radiator, recessed spot lights, boiler cupboard housing the combination boiler and doors to:

Bedroom

14'4 x 9'3 (4.37m x 2.82m)

Front front aspect double glazed tilt and turn window, radiator, carpet and built-in wardrobe.

Bathroom

Low level flush WC, hand wash basin, wood effect floor, part tiled walls, recessed spot lights, extractor fan, panelled bath and tiled splash backs.

Bedroom

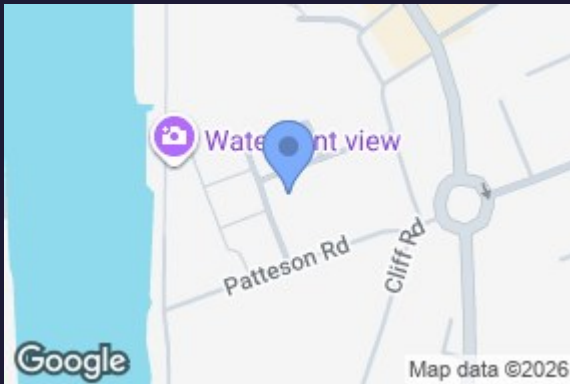
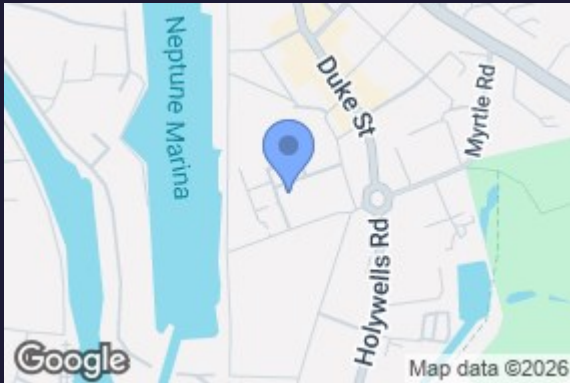
12'4 x 12'3 (3.76m x 3.73m)

Two front aspect double glazed tilt and turn window, radiator, carpet and two built-in wardrobes.

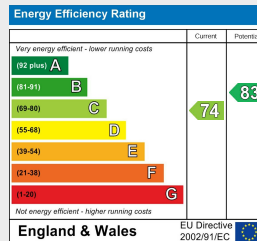
Garage

17'8 x 7'9 (5.38m x 2.36m)

Up and over doors, power and light connection and internal door.



Council Tax Band D EPC Rating C



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