

KEYSTONE



Firtree Rise, Ipswich, IP8 3RD
Offers In Excess Of £210,000

Terraced House
Lounge/Diner
Bathroom
Garden

Two Bedrooms
Kitchen
Garage
Popular Location

Firtree Rise, Ipswich IP8 3RD

Nestled in the sought-after area of Firtree Rise, this charming terraced house presents an excellent opportunity for first-time buyers. The property boasts two well-proportioned bedrooms, making it perfect for those looking to start their journey into homeownership.

Upon entering, you will find a welcoming reception room that is both spacious and filled with natural light, creating an inviting atmosphere for relaxation and entertaining. The house is in immaculate condition throughout, ensuring that you can move in with ease and enjoy your new home from day one.

The property features a modern bathroom, designed for both comfort and convenience. Additionally, the kitchen offers ample space for culinary pursuits, making it a delightful area for cooking and dining.

There is also a garage en bloc, providing extra storage or a secure space for your vehicle.

Situated in a popular location, this home is close to local amenities, schools, and parks, making it an ideal choice for those seeking a vibrant community atmosphere.



Front entrance door

Leading to porch with window to front and door to Lounge/Diner.

Lounge/Diner

21'2 x 13'8

Stairs to first floor, laminate flooring, 2 x radiators, French doors to rear and window to front.

Kitchen

9'1 x 6'3

Fitted with a range of base units and drawers with matching wall mounted cabinets, sink & drainer unit with tiled splashback, built-in hob with extractor over, built-in oven, slimline dishwasher, space for fridge/freezer, space for washing machine and window to rear.

First Floor

Landing.

Bedroom 1

11'7 x 10'5

Window to front, radiator, a walk-in wardrobe and built-in cupboards.

Bedroom 2

9'5 x 6'6

Window to rear, radiator and loft access.

Bathroom

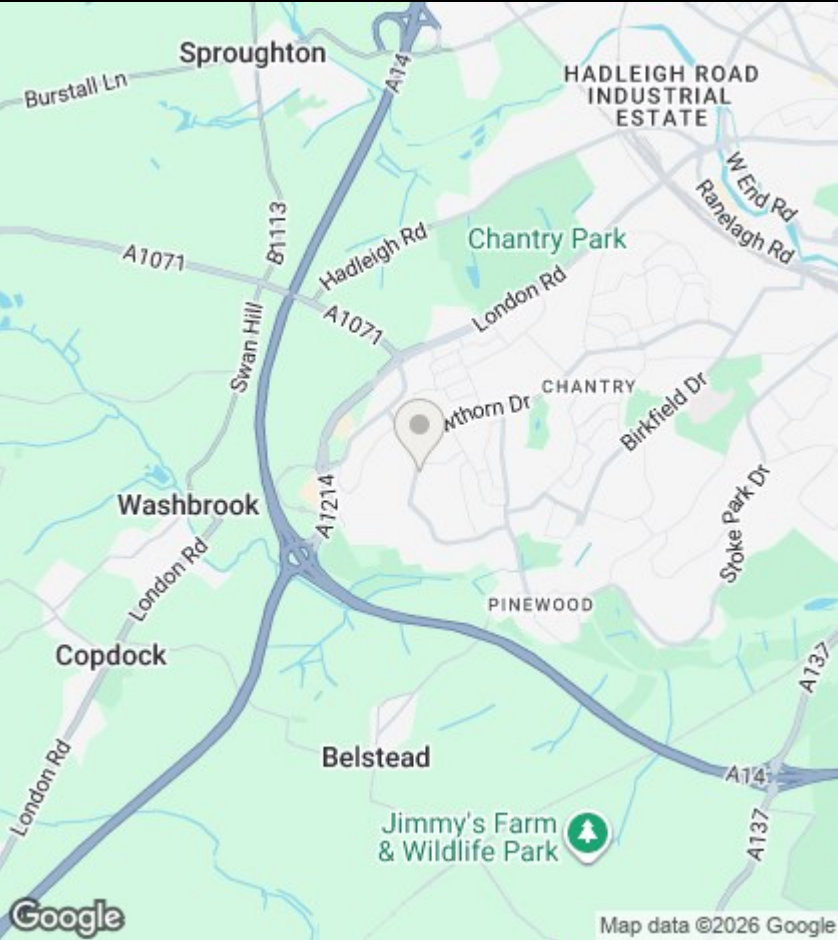
Refitted with a suite comprising of 'P' shaped bath with shower over, vanity inset sink with storage below, WC, heated towel rail and window to rear.

Outside

To the front of the property there is an open plan front garden laid to shingle.

The property benefits from a garage en block.

The rear garden is predominantly laid to lawn with flower beds and borders, a raised deck area with timber shed and rear access.



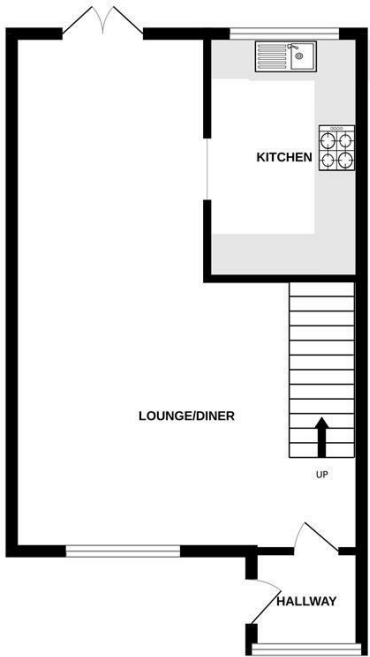
Viewings

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

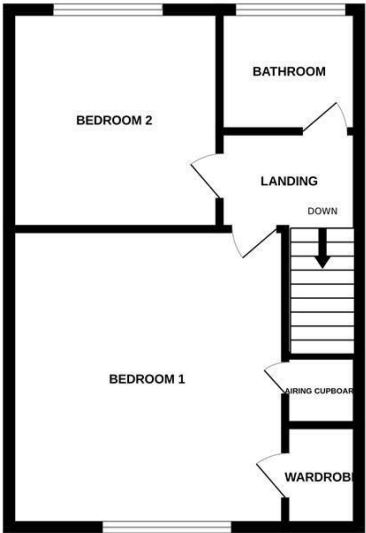
EPC Rating:
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C		68
(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

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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