



Felchurch Road, Sroughton, Ipswich, IP8 3FF

welcome to

Felchurch Road, Sroughton, Ipswich

This beautifully finished, three bedroom, semi-detached home benefits from a large lounge, an open plan kitchen/diner, a landscaped rear garden, two allocated parking spaces to the front and NO ONWARD CHAIN!!

Agents Note:

Please note there is an annual Management Fee payable on this property of £179.83 to NRM Property.

Entrance Hall

Carpet flooring, one radiator and a storage cupboard.

Lounge

Double glazed windows to the front, carpet flooring, TV point, one radiator and a feature slat acoustic wall with partial concrete effect panelling, LED lights and suspended cabinets.

Kitchen/Diner

Large, open plan room with double glazed windows to the rear, French doors to the garden, wood effect flooring throughout, eye and base level units in high gloss grey with grey wood effect worktop surfaces, a grey one and a half bowl sink plus drainer and chrome flexi mixer tap, an integrated fridge/freezer, dishwasher, washing machine and double oven with gas hob and extractor hood, a boxed in boiler, one radiator, an understairs storage cupboard and space for a table.

Cloakroom

Low level WC, pedestal wash hand basin, grey wood effect flooring, one radiator and extractor fan.

First Floor Landing

Carpet flooring and loft hatch.

Master Bedroom

Double glazed window to the front, carpet flooring, one radiator, a fitted, sliding wardrobe and a door to the en suite.

En Suite

Double glazed window to the front, low level WC, pedestal wash hand basin, a shower with glass enclosure, one radiator, part tiled walls, grey wood effect flooring, extractor fan and spot lights.

Bedroom Two

Double glazed window to the rear, carpet flooring and one radiator.

Bedroom Three

Double glazed window to the rear, carpet flooring, one radiator and fitted, sliding, partially mirrored wardrobes.

Bathroom

Low level WC, pedestal wash hand basin, a bath with overhead shower and glass screen, grey wood effect flooring, part tiled walls and extractor fan.

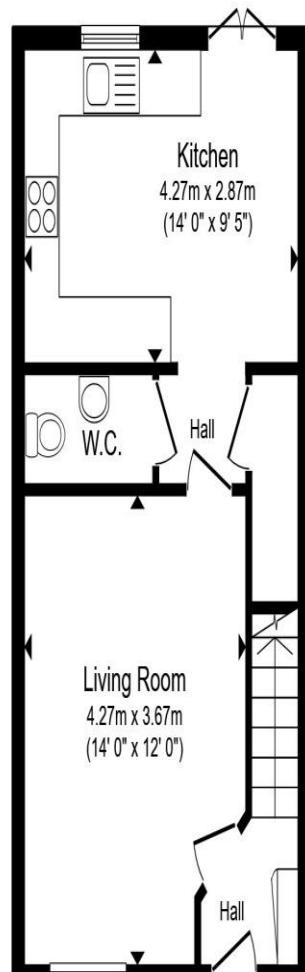
Outside:

Front

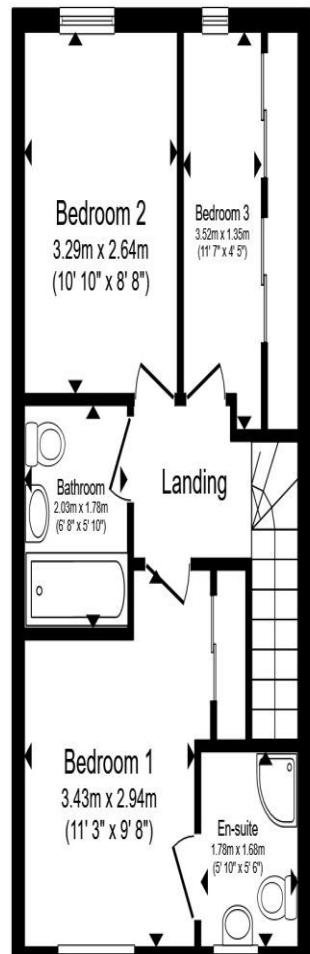
A pathway to the front door and two allocated parking spaces to the front.

Rear Garden

This rear garden has been completely landscaped by the current vendors, with a Porcelain patio area, an artificial grass area, raised planters with oak sleeper borders, a side gate, an outside tap and light.



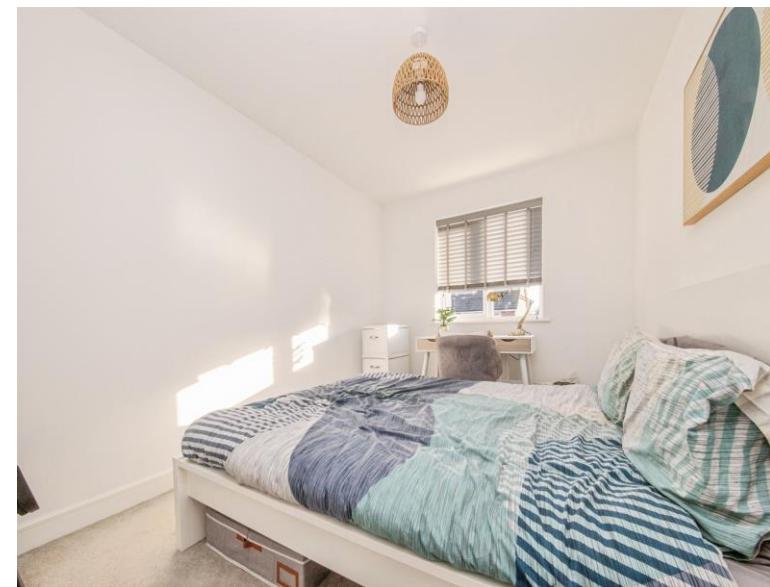
Ground Floor



First Floor

Total floor area 78.5 m² (845 sq.ft.) approx

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.propertybox.io



welcome to
**Felchurch Road,
Sroughton, Ipswich**

- No onward chain
- Large lounge with media wall
- Open plan kitchen/diner
- Landscaped rear garden
- Two allocated parking spaces to the front

Tenure: Freehold EPC Rating: B

Council Tax Band: C

£300,000



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Property Ref:
IPS120941 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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