

oakheart

£275,000

Guide Price

Starfield Close, Ipswich

\*\*\*NO ONWARD CHAIN\*\*\* Set within a cul-de-sac in a well-established area of Ipswich, this three-bedroom semi-detached home offers a fantastic opportunity for buyers looking to create and personalise their next home. The property features a spacious open-plan living/dining room with access to the rear garden, alongside a fitted kitchen with scope to update or reconfigure (subject to planning). Upstairs, there are three bedrooms and a family

bathroom, offering a practical layout suited to a range of buyers. Externally, the home benefits from a driveway, single garage and a private rear garden - all providing excellent potential to enhance over time.

A great opportunity to add value and make a home your own in a popular location.



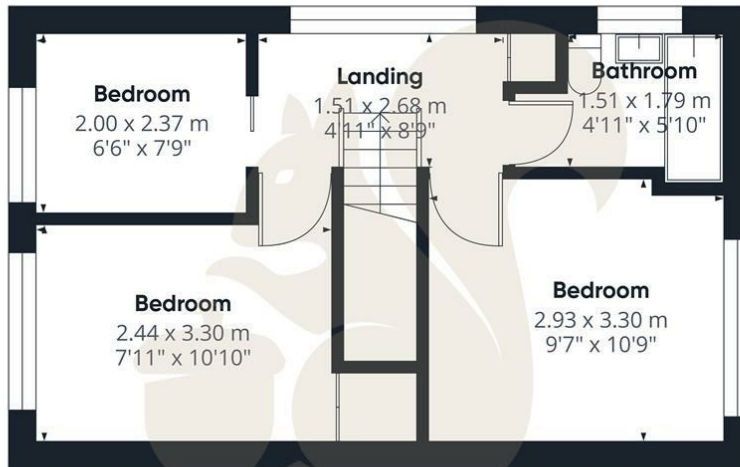








Ground Floor



Floor 1



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**GLA<sup>m</sup>**  
83.96 m<sup>2</sup>  
903.76 ft<sup>2</sup>

**Total**  
83.96 m<sup>2</sup>  
903.76 ft<sup>2</sup>

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:  
Ipswich Borough Council

Tenure:  
Freehold

Council Tax Band:  
C

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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