



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

ST. AUBYNS ROAD, IPSWICH, IP4 5AR

TENURE : FREEHOLD

GUIDE PRICE £325,000

- Semi-Detached Home
- Beautifully Presented
- Off-Road Parking
- Three Bedrooms
- Pleasant Garden
- Gas Heating & Double-Glazing

THE ACCOMMODATION



Entrance Hall

With stairs off to the first floor, and doors to...

Kitchen 4.54m x 2.07m (14' 11" x 6' 9")

Fitted with a range of wall and base units, work surfaces over, inset one-and-a-half bowl sink/drain unit, electric hob, built-in oven and cooker hood, plumbing for washing machine and dishwasher, tiled splashbacks, window to rear and door to the garden.



Dining Room 3.64m x 3.27m (11' 11" x 10' 9")

With glazed doors overlooking and giving access to the garden and open to the...

Living Room 3.96m x 3.52m (13' x 11' 7")

(Measurement in to bay) with feature fireplace.



First Floor Landing

With doors to...

Bedroom One 3.96m x 3.45m (13' x 11' 4")

(Measurement in to bay) with built-in wardrobes.

Bedroom Two 3.66m x 3.28m (12' x 10' 9")

Window to rear aspect.

Bedroom Three 2.50m x 1.88m (8' 2" x 6' 2")

Window to front aspect.

Bathroom

Fitted with a shower enclosure, WC, wash basin and panelled bath, with window to rear aspect.

Outside

To the front of the property is a generous driveway providing off-road parking and a lawn. The rear garden has a patio area, lawn and wooden shed with power connected.

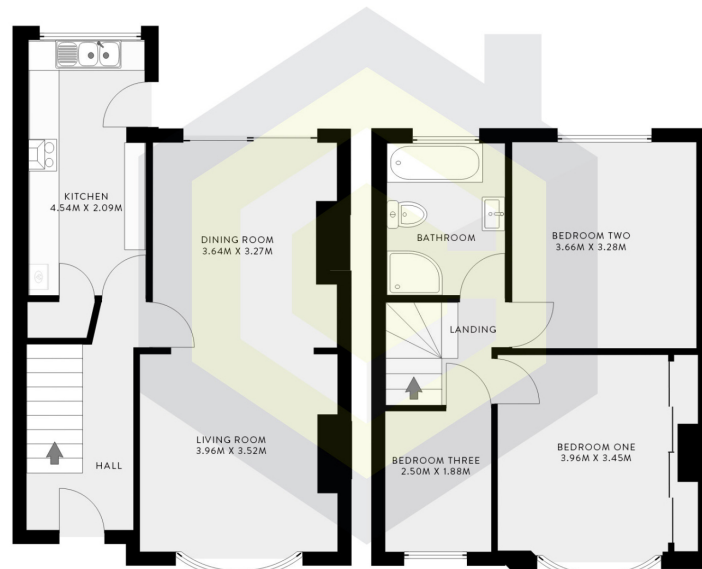
THE PROPERTY & LOCATION

A superbly presented double-bay semi detached home situated in a cul-de-sac in East Ipswich. The property offers well-proportioned accommodation comprising an entrance hall, lounge/diner, kitchen, three bedrooms and a bathroom. There's a pleasant garden, off-road parking, double-glazed windows and gas central heating.

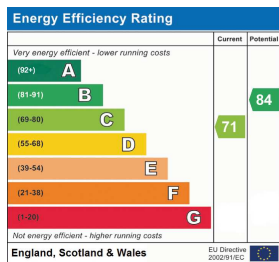
St Aubyns Road is located off Cauldwell Hall Road on the east side of Ipswich within the Copleston High School catchment area. Ipswich is the county town of Suffolk and has a huge array of shopping, recreation/leisure and educational facilities. There's a riverside complex, excellent road links and mainline railway station with regular service to London Liverpool St.



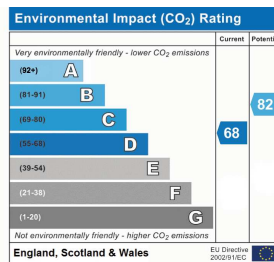
TO ARRANGE A VIEWING OF THIS PROPERTY OR
TO SEE HOW WE CAN HELP YOU MOVE CALL US ON 01394 547000



While we try and be as accurate as we can with our floorplans, they are for guidance only and should not be relied upon.



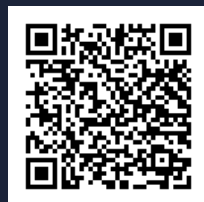
Address: St. Aubyns Road, IP4



Council Tax Banding : C

We understand from our vendor that the property is connected to a mains gas supply, electricity, water and drainage.

Please visit Ofcom - to view the mobile and network coverage



42 MARKET HILL, WOODBRIDGE, SUFFOLK, IP12 4LU
 T:01394 547000 E:WOODBRIDGE@CR-EA.CO.UK W:CR-EA.CO.UK
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 REGISTERED NUMBER: 9421778
 REGISTERED OFFICE: 42 MARKET HILL, WOODBRIDGE, IP12 4LU

Disclaimer

Whilst every care has been taken in the preparation of these particulars, and they are believed to be correct, they are not warranted and intending purchasers/lessees should satisfy themselves as to the correctness of the information given