

for sale

**£275,000** Freehold



## Sawston Close Ipswich IP2 9DQ

A three bedroom semi-detached family home, situated closeby to Ipswich mainline railway station and the town centre amenities, boasting well proportioned and versatile accomodation throughout. The property is offered with a complete onward chain and offers an ideal turnkey purchase oppourtunity.

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# Property Details

## Entrance Hall

Accessed via double glazed front door to side, stairs rising to the 1st floor and doors giving access to:

## Living Room

Wood effect flooring, pendant lights, radiator and two double glazed windows to front.

## Kitchen/Diner

Matching wall and base level units in cream gloss with wood effect work surfaces, tiled splash back, Induction hob, spotlights, breakfast bar, double glazed window to side and stable door, double oven, wall mounted boiler which vendors have advised is serviced every year, space for tumble dryer, washing machine, dishwasher and fridge freezer, extractor fan, inset sink with half bowl drainer and mixer tap.

## First Floor Landing

Large storage/open wardrobe and storage cupboard housing water tank.

## Bedroom One

Carpet, pendant light, radiator and double glazed window to front.

## Bedroom Two

Radiator, double glazed window to rear, carpet and open wardrobe.

## Bedroom Three

Double glazed window to front, carpet, pendant light and radiator.

## Bathroom

Tiled walls, wood effect laminate flooring, low level w/c, wash hand basin with mixer tap, heated towel rail, double glazed window to rear, bath with hot and cold tap, shower over and a shower screen.

## Outside

The property benefits from a front garden with a sloped driveway for off road parking.

The rear garden consists of a patio area and the remainder is laid to lawn and has side access.

The garage has been converted into a office space and consists of inset spotlights, double glazed window and door to side with the remainder of the garage still used for storage with up and over door.

## Agents Note

The vendors have advised fascias and guttering was replaced four years ago, garage conversion was done in 2022, double glazing and doors were replaced 10 years ago and the kitchen was installed around six years ago





To view this property please contact Connells on

**T 01473 233 966**  
**E [ipswich@connells.co.uk](mailto:ipswich@connells.co.uk)**

6 Princes Street  
IPSWICH IP1 1QT

Property Ref: ICH312933 - 0003

Tenure:Freehold EPC Rating: D

Council Tax Band: C

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