

oakheart



£280,000

Price Guide

Ellisons Crescent, Ipswich

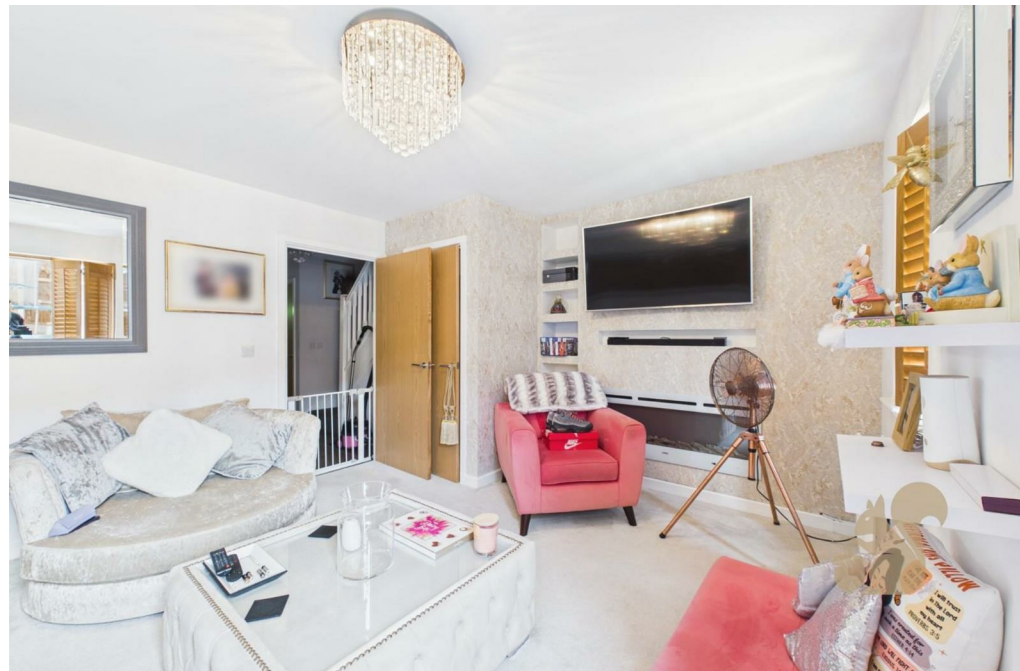
Situated within the popular east side of Ipswich, overlooking greenery to the front, lies this beautifully presented three bedroom semi-detached home offering modern and spacious accommodation throughout. Built approximately 10 years ago, the property is ideal for families, first time buyers or investors alike and is currently tenanted, however can also be offered with vacant possession and NO ONWARD CHAIN.

The ground floor comprises a welcoming entrance hallway with cloakroom, a stylish lounge filled with natural light and a modern kitchen/diner fitted with contemporary units and ample dining space, perfect for entertaining and family living. Upstairs offers three well-proportioned bedrooms including a generous main bedroom with fitted wardrobes and en-suite shower room, alongside a modern family bathroom.

Externally, the property benefits from a landscaped rear garden with raised decking seating area, ideal for summer evenings, whilst also offering a garage and driveway parking. Positioned within a quiet residential setting, the home is conveniently located for local schools, Ipswich Hospital, local amenities and access towards the town centre and A12/A14 commuter links.











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**GLA<sup>1)</sup>**  
 85.46 m<sup>2</sup>  
 919.83 ft<sup>2</sup>

**Total**  
 103.06 m<sup>2</sup>  
 1109.3 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:

Tenure:  
 Freehold

Council Tax Band:  
 C

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>79</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

**England & Wales** 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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