

KEYSTONE



Pearce Road, Ipswich, IP3 8HU

Offers In Excess Of £190,000

Terraced House
Lounge
Extended Kitchen
Popular Location

Two Bedrooms
Dining Room
First Floor Bathroom

Pearce Road, Ipswich IP3 8HU

Nestled on Pearce Road, this charming period terraced house presents a wonderful opportunity for those looking for their dream home. With two well-proportioned bedrooms, this property is ideal for first time buyers or investors. The two inviting reception rooms offer a perfect setting for relaxation and entertaining, providing a warm and welcoming atmosphere.

Outdoor space includes a private, sunny rear garden, perfect for hosting or simply sitting and enjoying the fresh air.

The location on Pearce Road is very advantageous, as it offers easy access to local amenities, schools, the local hospital and, in particular, transport links including Derby Road train station.



Entrance Door
Leading to:

also a paved seating area with cover over.
Shed.

Dining Room
11'10 x 11'5

Double glazed window to front, radiator, laminate flooring, feature fire place with painted surround and tiled hearth, cupboard housing meters, cupboard under stairs, doors to stairs and door to:

Lounge
11'10 x 11'11

Window to rear, radiator, laminate flooring, feature fire place, door to:

Kitchen
15'9 x 6'10

Modern kitchen fitted with matching wall and base units with work surface over and tiled splashbacks. Built in oven, induction hob with extractor over, built in fridge/freezer, space for washing machine and space for tumble dryer. Two double glazed windows to side aspect and door out to garden.

First floor landing
Loft access.

Bedroom One
11'9 x 11'6

Two double glazed windows to front, radiator, laminate flooring, built in cupboard.

Bedroom Two
11'11 x 8'9

Double glazed window to rear, radiator, laminate flooring, built in cupboard.

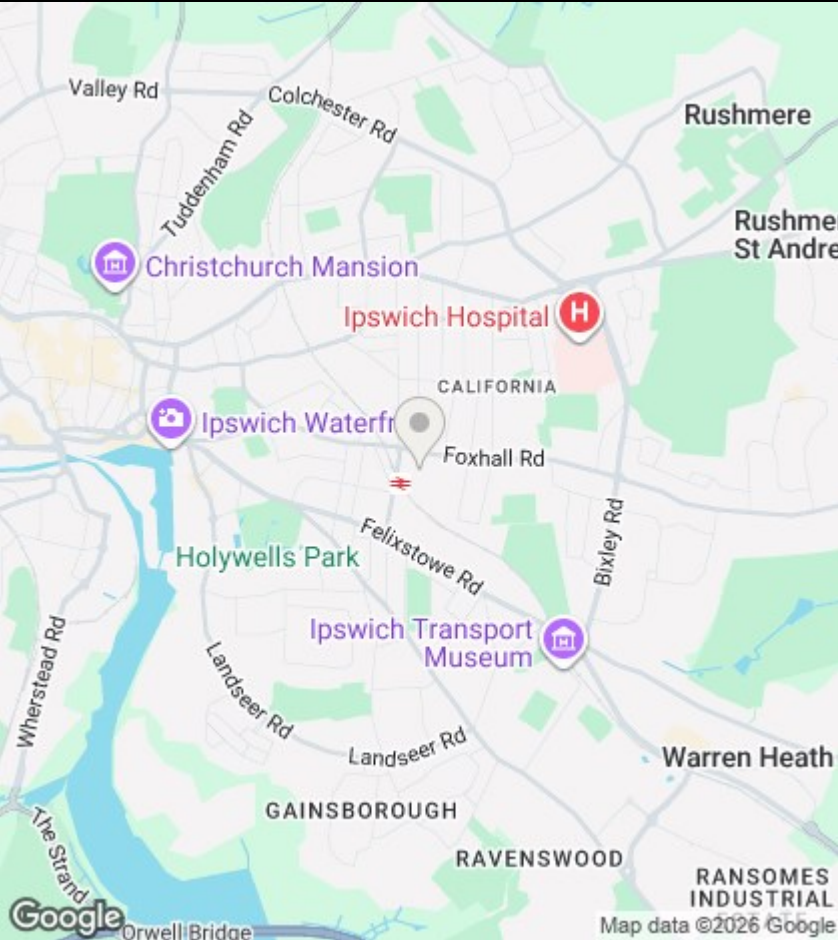
Shower Room

Large corner shower cubicle with electric shower, WC, wash basin with cupboard under, built in cupboard housing the gas combi boiler, towel radiator, extractor fan, window to rear.

Outside

The property has a gated front garden with a shingled area and a tiled path leading to the front door.

The south facing, rear garden is enclosed with gated rear access and predominantly laid with artificial grass with some mature borders. There



Viewings

Viewings by arrangement only. Call 01473 221 399 to make an appointment.

EPC Rating:
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

