

# KEYSTONE



Sirdar Road, Ipswich, IP1 2LD

£170,000

Terraced House  
Lounge/Diner  
Refitted Bathroom  
Gated Driveway  
Popular Location

Three Bedrooms  
Refitted Kitchen  
Garden  
Great First Time Buy  
No Onward Chain

# Sirdar Road, Ipswich IP1 2LD

KEYSTINE are pleased to offer for sale this terraced house with GATED DRIVEWAY TO REAR. The property has been renovated to a very high standard and offers a lounge/diner, kitchen, bathroom, three bedrooms, garden and driveway. \*\*\*\*\*CALL NOW TO ARRANGE YOUR VIEWING\*\*\*\*\*





Situated in popular Sirdar Road this terraced house presents an exceptional opportunity for those seeking a modern home. With two reception rooms, this property offers ample space for families or professionals alike.

The house boasts three bedrooms, providing comfortable living quarters for all. The bathroom has been thoughtfully designed to meet contemporary standards, ensuring a pleasant experience for residents and guests.

One of the standout features of this property is the gated off-road parking, a rare find in such a convenient location. This added security and ease of access is sure to appeal to those who value parking.

Situated close to the town centre, residents will enjoy the benefits of nearby amenities, including shops, restaurants, and schools

In summary, this immaculate terraced house on Sirdar Road is a delightful blend of modern comfort and practical living, making it an excellent choice for anyone looking to settle in Ipswich. Don't miss the chance to make this lovely property your new home.

#### Lounge/Diner

22'4 x 11'7

Window to front and rear and two radiators.

#### Kitchen

13'6 6'9

Refitted with a range of base units and drawers and matching wall mounted cabinets, sink and drainer, hob and oven, space for appliances, window to side and door to side.

#### Bathroom

Refitted with a suite comprising of panel bath, w/c, vanity sink and window to side.

#### Landing

#### Bedroom One

11'6 x 11

Window to front and radiator.

#### Bedroom Two

11 x 8'7

Window to rear and radiator.

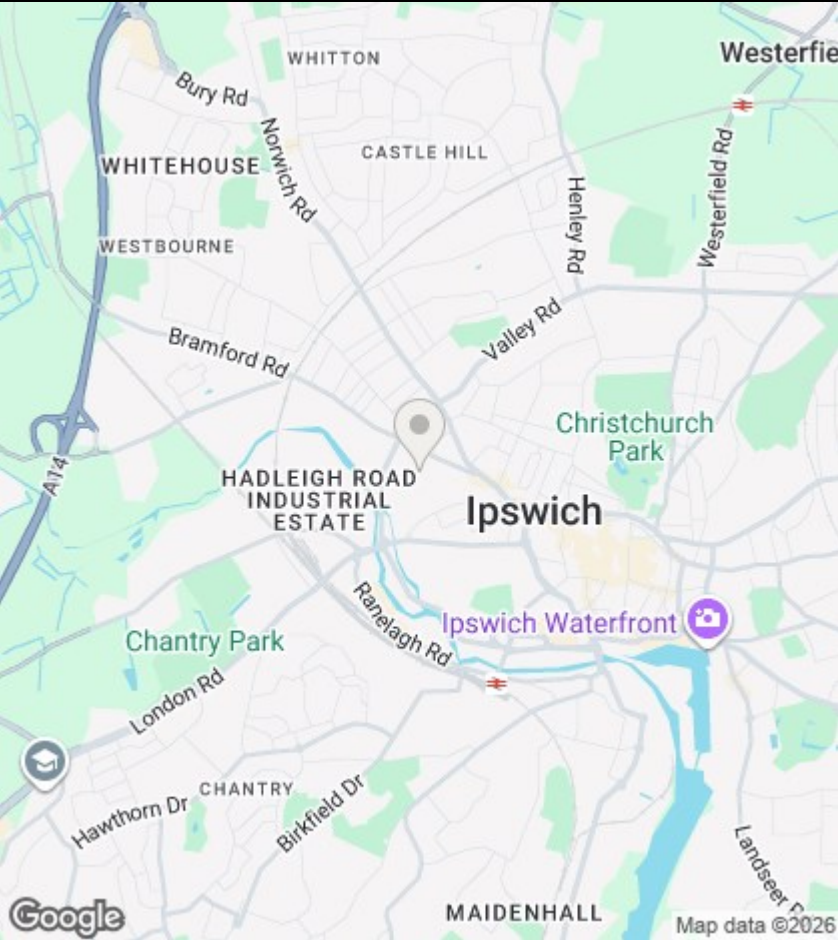
#### Bedroom Three

7'5 x 7

Window to rear and radiator.

#### Outside

The property benefits from a garden and off road parking with secure double gates.



## Viewings

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

## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

