

49 Diamond Close, Ipswich

Ipswich, IP1 5HN

Guide Price £245,000

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49 Diamond Close is a very well presented three-bedroom end of terrace with a living room, kitchen/dining room, and first floor bathroom, together with gardens. The property benefits from a single garage in a block, and off-road parking for one vehicle. It is located in a popular residential area, close to a park and within easy reach of the centre of Ipswich and it's many amenities.

Entering though the porch, with a door to the living room, which has a window to the front, door to the kitchen/dining room, staircase rising to the first floor, under stairs storage cupboard and an attractive fireplace housing an electric coal effect fire. The living room, stairs and landing were newly decorated and fitted with new carpets in 2025.

The kitchen/dining room has a window to the rear with a view onto the garden, door leading out to the side and comprises a sink unit inset into a range of work surfaces with cupboards and drawers below, matching wall mounted cupboards, matching full-height storage cupboard, integrated oven with four burner hob and extractor above, space and plumbing for washing machine and dishwasher and space for an American style fridge/freezer.

On the first floor, the landing provides access to the bedrooms and bathroom and access to the loft. Bedroom 1 has been newly decorated and has a window to the front. Bedroom 2 has a window to the rear and built-in storage. Bedroom 3 has a window to the front and built-in storage cupboard.









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The bathroom has also been decorated; with a window to the rear and a white suite comprising a low level wc, pedestal wash basin with mirrored cabinet above and a free-standing clawfoot bath tub with shower attachment above.

The property is connected to mains gas, with a new boiler fitted in 2024. In addition, new windows and doors were installed in 2021.

Outside, to the front, there is a low maintenance garden, which is laid to shingle with a pathway leading to the front door and bounded by low brick walling. To the rear, the garden is laid mainly to artificial lawn with a patio area to the side, small garden shed and a rear access gate. All bounded by panelled fencing. There is also single garage in a block with an up and over door and a parking space to the front.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

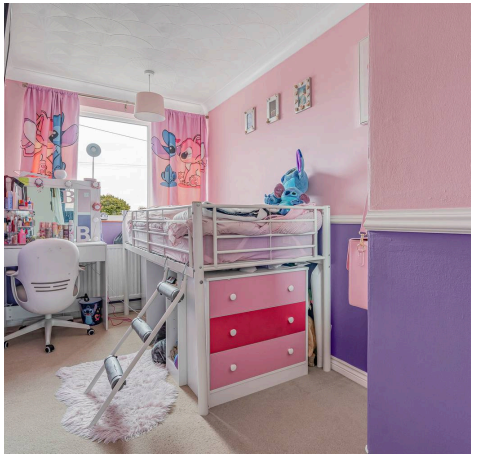
EPC Environmental Impact Rating: E

FROST & PARTNERS

Approximate Gross Internal Area 931 sq ft - 87 sq m
(Excluding Garage)

Ground Floor Area 480 sq ft – 45 sq m
First Floor Area 451 sq ft – 42 sq m
Garage Area 129 sq ft – 12 sq m









FROST
& PARTNERS

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Important Information:
All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

The Property Ombudsman

62 High Street, Hadleigh, Ipswich, Suffolk, IP7 5EF

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