

# KEYSTONE



North Hill Gardens, Ipswich, IP4 2QR

£210,000

End Terraced House  
Lounge/Diner  
Cloakroom  
Garage & Driveway  
Ideal First Time Buy

Three Bedrooms  
Kitchen  
Bathroom  
Popular Location  
No Onward Chain

# North Hill Gardens, Ipswich IP4 2QR

Nestled in the charming North Hill Gardens, this delightful end terrace house presents an excellent opportunity for families and professionals alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The spacious reception room serves as a welcoming hub for relaxation and entertaining, providing a perfect setting for family gatherings or quiet evenings in.

The property offers the chance for a buyer to make their own mark on the property with light refurbishment required. Additionally, the property boasts a driveway and a garage, providing parking for up to two vehicles, which is a rare find in this desirable location.

North Hill Gardens is known for its friendly community atmosphere and proximity to local amenities, making it an ideal choice for those seeking a balance of tranquillity and accessibility. This end terrace house is not just a home; it is a place where memories can be made. Do not miss the chance to view this wonderful property and envision your future in this lovely part of Ipswich.



### Front Entrance

Leading to hallway with stairs to first floor and radiator.

### Lounge/Diner

16'3 x 14'6

Patio doors to rear and radiator.

### Kitchen

8'9 x 7'7

Fitted with a range of base units and drawers with matching wall mounted cabinets, 1.5 bowl sink and drainer unit, tiled splash back, dishwasher, cooker, wall mounted boiler and tiled flooring.

### WC

Fitted with WC, hand basin and tiled splash backs.

### First floor landing

With loft access and built-in storage cupboard.

### Bedroom 1

13'3 x 8'8

Window to front and radiator.

### Bedroom 2

10'9 x 7'9

With window to rear and radiator.

### Bedroom 3

8'2 x 6'3

With window to rear and radiator.

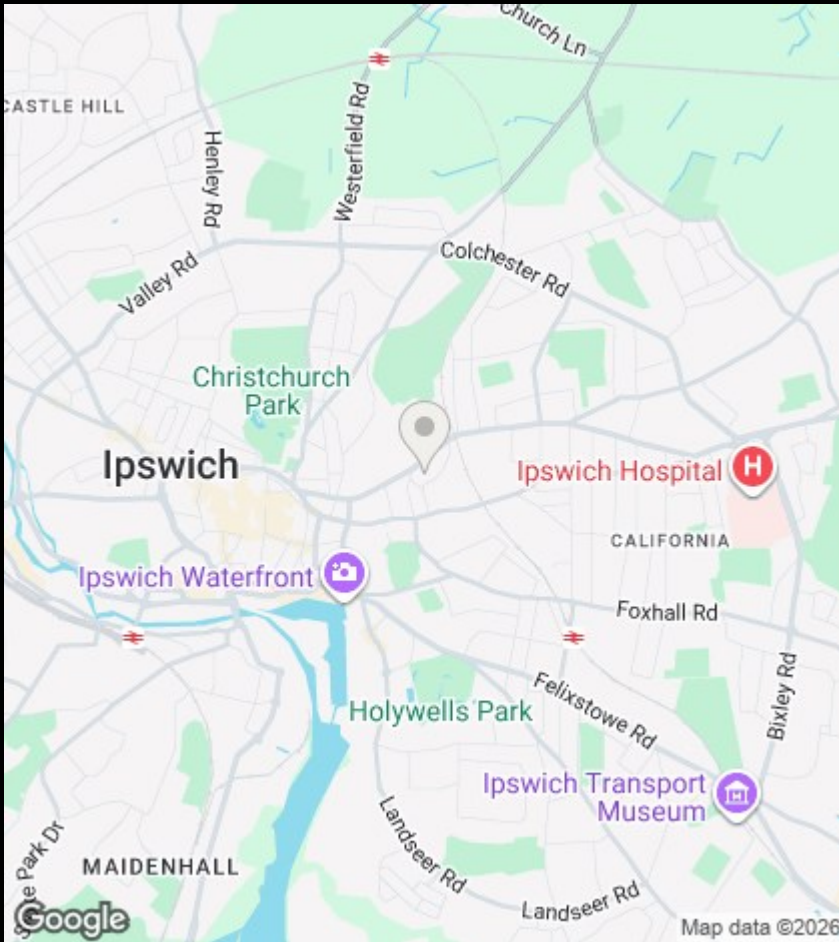
### Bathroom

Fitted with a suite comprising of panelled bath with shower over, WC, pedestal wash basin, tiled splash backs, window to front and radiator.

### Outside

To the front of the property there is a driveway that leads to a garage with up and over door, power and light connected and window to side. There is a personal door into the property from the garage.

The rear garden is fully enclosed.



## 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</b>	<b>78</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

