

Romney Road, Ipswich



- *** NO ONWARD CHAIN ***
- THREE BEDROOM MID-TERRACE FAMILY HOME
- SITTING/DINING ROOM AND CONSERVATORY
- GENEROUS REAR GARDEN
- CLOSE TO LOCAL SCHOOLS, SHOPS, AMENITIES AND BUS ROUTES
- POPULAR GAINSBOROUGH DEVELOPMENT
- GOOD SIZED KITCHEN
- DOWNSTAIRS FAMILY BATHROOM WITH SEPARATE CLOAKROOM
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- EASY ACCESS TO A14

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*** NO ONWARD CHAIN ***

Situated in SOUTH-EAST IPSWICH, on the popular Gainsborough Development, is this WELL-PRESENTED MID-TERRACE THREE BEDROOM FAMILY HOME, with GENEROUS, PRIVATE rear GARDEN and off road PARKING for multiple vehicles. Accommodation comprises entrance hall, sitting/dining room, kitchen, conservatory, family bathroom and downstairs cloakroom, with three bedrooms upstairs. An early viewing is highly advised to APPRECIATE the ACCOMMODATION on offer.

£225,000

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Entrance hall

Window to front, stairs to the first floor and doors to the sitting room, family bathroom and downstairs cloakroom.

Family bathroom

2.54m x 1.64m (8' 4" x 5' 5") Two windows to front, panel enclosed bath with shower over and hand wash basin.

Downstairs cloakroom

Window to front, WC.

Sitting room

4.14m x 3.64m (13' 7" x 11' 11") Space for a family dining table and comfy sofa/seating area, door to the kitchen and double doors into:

Conservatory

3.49m x 2.99m (11' 5" x 9' 10") Windows to all sides, single door to side and patio doors to rear, overlooking and leading into the garden.

Kitchen

3.48m x 3.32m (11' 5" x 10' 11") Window and door to rear, overlooking and leading into the garden. Range of matching base and eye level units with worktops over, sink, built-in double oven and hob with extractor over, space for a fridge/freezer and space and plumbing for a washing machine and tumble dryer. Understairs storage cupboard.

First floor landing

Window to rear, overlooking the garden, access to a cupboard with window to rear, currently housing the boiler, and doors to all three bedrooms.



Bedroom one

4.17m x 3.18m (13' 8" x 10' 5") Window to front, built-in double wardrobe.

Bedroom two

4.58m x 2.58m (15' 0" (max) x 8' 6") Window to front, built-in over stairs cupboard.

Bedroom three

2.79m x 2.47m (9' 2" x 8' 1") Window to rear, overlooking the garden.

Outside

The front of the property has been block paved with a hardstanding area, providing off road parking for multiple vehicles. An opening provides side access to the rear garden.

There is a patio area to the immediate rear of the property, ideal for outdoor entertaining, a path leads to the rear of the garden, with the remainder mainly laid to lawn, enclosed by wooden fencing. There is a shed which we understand is to remain.

Important information

Tenure - Freehold.
Services - we understand that mains gas, electricity, water and drainage are connected to the property.
Council tax band A.
EPC rating F.
Our ref: SM/elr.

Directions

Using a SatNav, please use IP3 0JX as the point of destination.

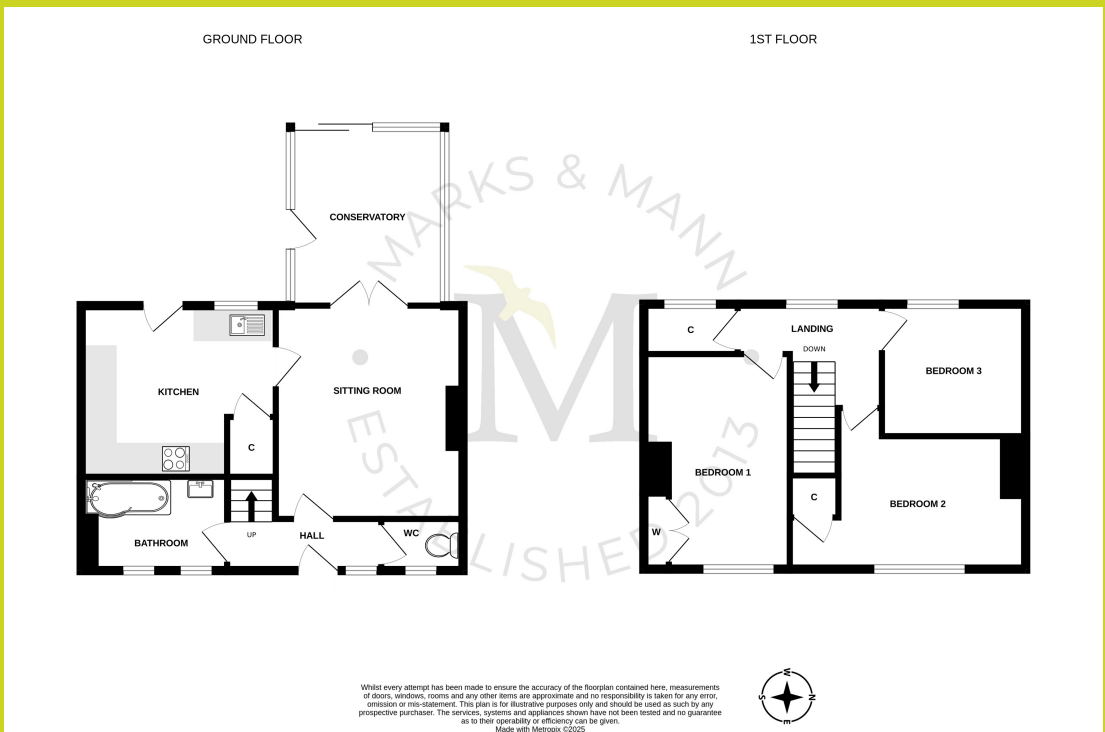


Disclaimer

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Anti-Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



The above floor plans are not to scale and are shown for indication purposes only.

