

## Beaconsfield Road, Ipswich



Offered with NO ONWARD CHAIN this extremely well presented 3 bedroom home has the added benefit of both a ground floor bathroom/wc and first floor shower room/wc. Features include generous Lounge/Dining area, Modern fitted kitchen and gardens to the front and rear. Early viewing advised.

**Asking Price £115,000**

## **GROUND FLOOR**

### **ENTRANCE HALL**

Radiator, laminate flooring, stairs to first floor, door to:

### **LOUNGE/DINING ROOM** 7.14m (23'5") x 3.05m (10')

PVCu double glazed windows to front and rear, feature fireplace, two radiators. Door to under stairs storage cupboard.

### **FITTED KITCHEN** 2.93m (9'7") x 2.61m (8'7")

Fitted with a matching range of base and eye level units with worktop space over, sink with single drainer and mixer tap, plumbing for washing machine and dishwasher, space for fridge. Built-in eye level electric oven, four ring electric hob with pull out extractor hood over. PVCu double glazed window to side, door to outside and rear gardens.

### **BATHROOM**

Three piece suite comprising panelled bath with hand shower attachment, pedestal wash hand basin and close coupled WC. PVCu obscure double glazed windows to side and rear, heated towel rail. Extractor fan.

## **FIRST FLOOR**

### **LANDING**

Door to Storage cupboard, access to loft area, door to:

### **MASTER BEDROOM** 4.07m (13'4") x 3.39m (11'2")

PVCu double glazed windows to front, radiator.

### **BEDROOM 2** 3.81m (12'6") x 2.37m (7'9")

PVCu double glazed window to rear, radiator.

### **BEDROOM 3** 2.90m (9'6") x 2.50m (8'3")

PVCu double glazed window to rear, radiator. Wall mounted gas fired combination boiler.

### **SHOWER ROOM**

Shower, wash hand basin and WC. PVCu obscure double glazed window to side.

### **OUTSIDE**

Area of garden to the front of the property with wheelie bin storage area. The rear gardens commence with paved patio area, the remainder set to lawn with established flower beds and borders.

FULL EPC AVAILABLE UPON REQUEST.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		66	67
(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	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		64	66
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.



**NOTE**

The agents have tested none of the property's service installations and prospective purchasers must satisfy themselves as to their working order.

**MAP** - The indicated marker points to the centre of the postcode and does not necessarily point to the actual address. For more details please contact the Office.

**DATA PROTECTION ACT 1998**

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