



Coleness Road, Ipswich IP3 0SJ

welcome to

Coleness Road, Ipswich

This well-presented, semi-detached home benefits from three good-size bedrooms, a newly fitted kitchen, a modern 1st floor bathroom, an un-overlooked, South facing rear garden, a garage and off street parking.

Entrance Hall

Oak effect flooring and one radiator.

Lounge

Double glazed windows to the front and rear, two radiators, oak effect flooring, a feature brick wall, an alcove and an understairs storage cupboard. This lounge spans the entire length of the property.

Kitchen

Newly fitted kitchen with double glazed window to the rear, a door to the garden, oak effect flooring, eye and base level units in grey with wood effect worktop surfaces, a stainless steel sink and drainer and chrome mixer tap, tiled splashback, an integrated oven with gas hob and extractor hood, space for a fridge/freezer and washing machine, a fitted wine rack and a broom cupboard.

First Floor Landing

Double glazed window to the side and carpet flooring.

Master Bedroom

Double glazed window to the front, carpet flooring and one radiator.

Bedroom Two

Double glazed window to the rear, carpet flooring and one radiator.

Bedroom Three

Double glazed window to the rear, carpet flooring, loft hatch and one radiator.

Bathroom

Enclosed WC with matching vanity sink and chrome mixer tap, a bath with overhead shower and glass screen, one radiator, grey wood effect flooring,

extractor fan, shaver point, partially panelled, stone effect walls and an airing cupboard.

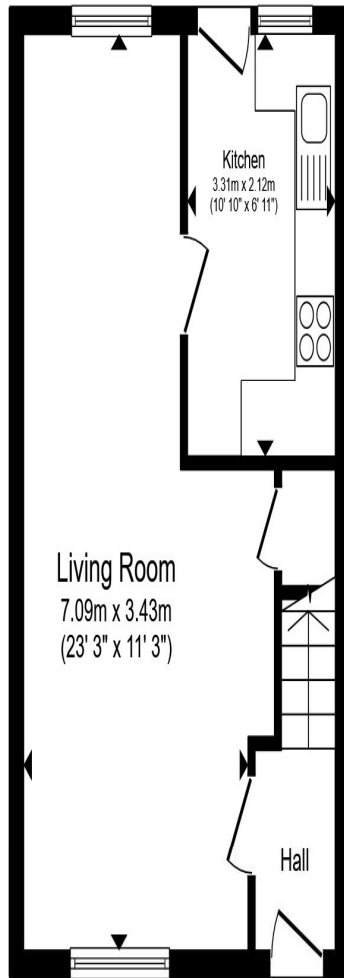
Outside:

Rear Garden

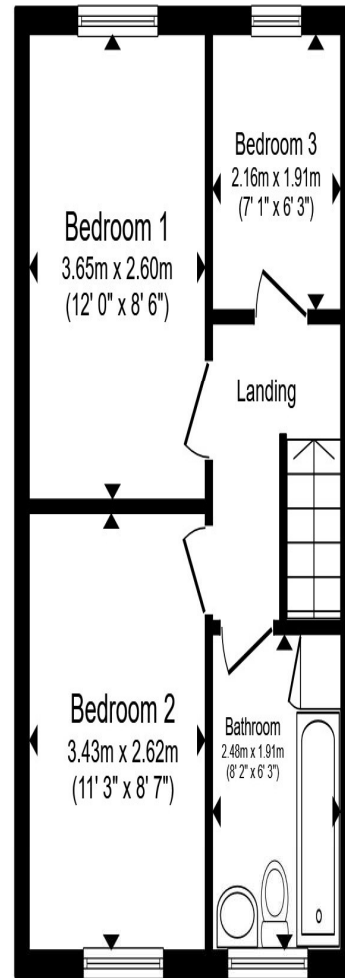
Un-overlooked, South facing rear garden with a large patio seating area, a lawned area, partially walled, a partition wall, a grassed area, outside tap and light, a door to the garage and a fully enclosed border.

Garage

An up and over door, power, light, double glazed window to the rear and a door to the rear.



Ground Floor



First Floor

Total floor area 66.5 m² (716 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Ipswich

- Three good-size bedrooms
- Newly fitted kitchen
- Modern 1st floor bathroom
- Garage & off street parking
- Un-overlooked, South facing rear garden

Tenure: Freehold EPC Rating: D
Council Tax Band: C

£270,000



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