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Ransome Road

South East Ipswich, IP3 9AT

Guide price £260,000

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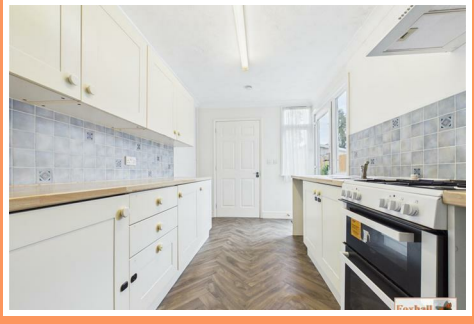
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Front Garden
Off-road parking for three cars comfortably via a mixture of block paving and hardstanding concrete driveway, there are double gates to the left hand side of the property which lead into the rear garden and a short step up to a storm porch leading to the entrance hallway.

Entrance Hallway
Entry via a double glaze obscure door facing the front with double glaze windows all around, laminate flooring, access to the stairs, radiator, coving, under stairs storage cupboard which gives you access to the gas meter and the consumer unit, door into the lounge diner and a door into the kitchen.

Lounge
12'7" x 11'11" (3.84m x 3.63m)
Double glazed five bay window facing the front, radiator, coving, feature fireplace and an archway accessing the dining area. The dining area has

Dining Room
10'10" x 10'10" (3.30m x 3.30m)
Coving, radiator, laminate flooring, mid height dado rail and double glaze double French style doors to the rear facing the rear garden with a double glazed window above.

Kitchen
13'7" x 7'9" (4.14m x 2.36m)
Double glazed window facing the side and rear, double glazed door to the side going out into the rear garden, wall and base units with cupboards and drawers, coving, stainless steel 1 1/2 sink bowl and drainer unit with a mixer tap over, space for an oven, plumbing for a washing machine, built-in freezer, built-in fridge, radiator, cooker hood, tiled splash-back, wall mounted Baxi boiler and a door to the ground floor wet room style shower room.

Wet Room Style Shower Room
6'9" x 4'6" (2.06m x 1.37m)
Wall mounted wash hand basin with a mixer tap over, low flush W.C. with an altered height for disability use, handrails, chrome heated towel rail, wall mounted shower, extractor fan, fully tiled walls and a wet room Style flooring with drainage.

Landing
Coving, doors to bedrooms one, two, three, bathroom and the separate W.C.

Bedroom One
11'7" x 9'2" (3.53m x 2.79m)
Double glazed five bay window facing the front, two radiators, two built-in wardrobes and a small storage cupboard with built-in shelving.

Bedroom Two
10'9" x 10'5" (3.28m x 3.18m)
Double glazed window facing the rear, built-in wardrobe with sliding doors and a radiator.

Bedroom Three
7'7" x 7'7" (2.31m x 2.31m)
Double glazed window facing the front, coving and a radiator.

Separate W.C.
4'5" x 2'10" (1.35m x 0.86m)
Double glazed obscure window to the side and a low flush W.C.

Bathroom
7'7" x 4'10" (2.31m x 1.47m)
Double glazed obscure window facing the rear, access to the loft, radiator, panel bath with hot and cold taps and an electric shower over, pedestal wash hand basin with hot and cold taps and half tiled walls.

Rear Garden

A fully enclosed north westerly facing rear garden, mostly laid with lawn with some flowerbed borders housing a mixture of shrubs and plants, access to an outside tap, un-overlooked and enclosed via panel fencing and a mid height block wall, the garden also has the shell of a garage which could be converted back or knocked down in the future and there is also access down the side to the double gates giving you access to the front garden.

Agents Notes

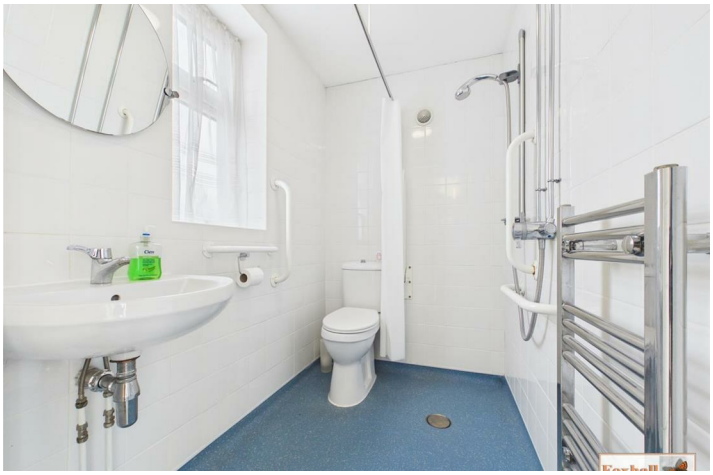
Tenure - Freehold
Council Tax Band - C

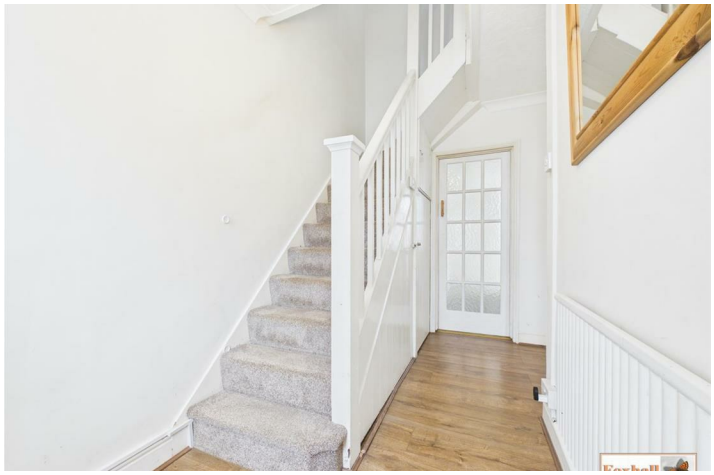
































Road Map



Hybrid Map



Terrain Map



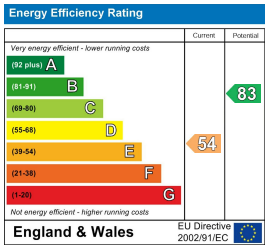
Floor Plan

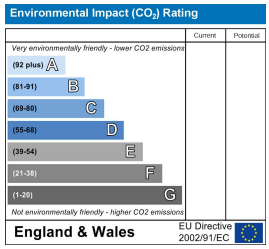


Viewing

Please contact us on 01473 721133 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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