



Shetland Close, Ipswich, Suffolk
£240,000



Grace Estate Agents are delighted to offer to market this well presented Three Bedroom end terrace family home, residing in the East of Ipswich in the Northgate School Catchment. Benefitting from a brand new boiler with and numerous other works completed at the property in recent years.

Ready to move right in and well presented throughout, in a quiet cul-de-sac location.

This home is a perfect first purchase or investment, and internal viewing is highly recommended to appreciate the accommodation on offer.

Entrance Porch

Entrance Hallway

Cloakroom, doors off, stairs to first floor.

Cloakroom

Low level WC, hand wash basin with vanity, double glazed obscure window to front.

Living Room

12'2" x 11'5" (3.71m x 3.48m)

Double glazed window to front, wall mounted radiator, coved ceiling and wood flooring.

Kitchen/Diner

17'7" x 14'1" (5.36m x 4.29m)

Double glazed window and French doors to rear, wall and base units with a hob and extractor over, space for washing machine and slimline dishwasher, larder storage, stainless steel sink with drainer and mixer tap.

First Floor Landing

Doors off and loft access.

Bedroom One

14'8" x 8'9" (4.47m x 2.67m)

Double glazed window to front, wall mounted radiator.





Bedroom Two

11'6" x 8'9" (3.51m x 2.67m)

Double glazed window to rear, wall mounted radiator, storage area housing the boiler.

Bathroom

Double glazed obscure window to rear, low level WC, hand wash basin with vanity unit, panelled bath with shower over, wall mounted towel radiator, tiled flooring.

Bedroom Three

9'2" x 8'6" (2.79m x 2.59m)

Double glazed window to front, wall mounted radiator and built in cupboard.



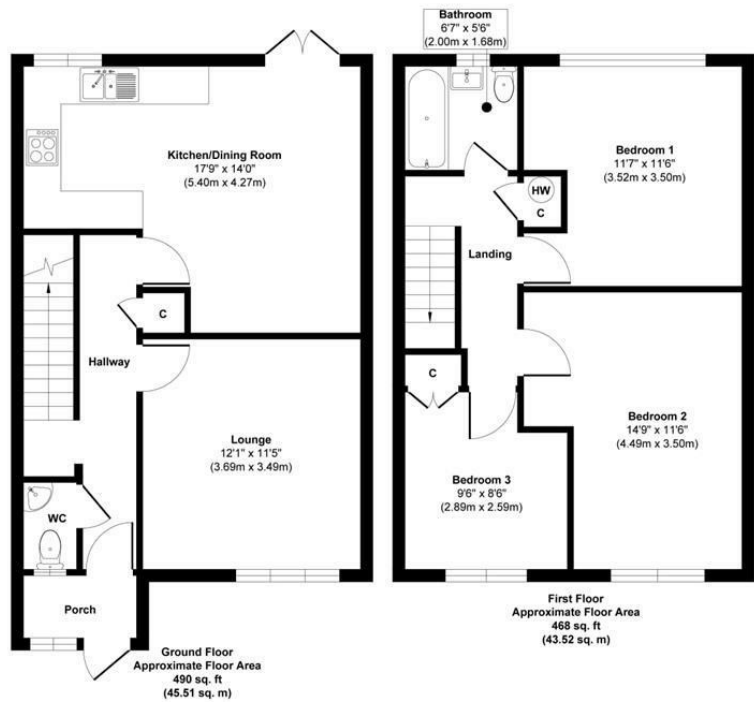
Outside

The rear garden has a patio area and is mainly laid to lawn with a shed to remain. Fenced surround with side access to the parking area.

The front of the property is mainly laid to lawn with a pathway leading to the front door.



48 Shetland Close, IP4 3DY

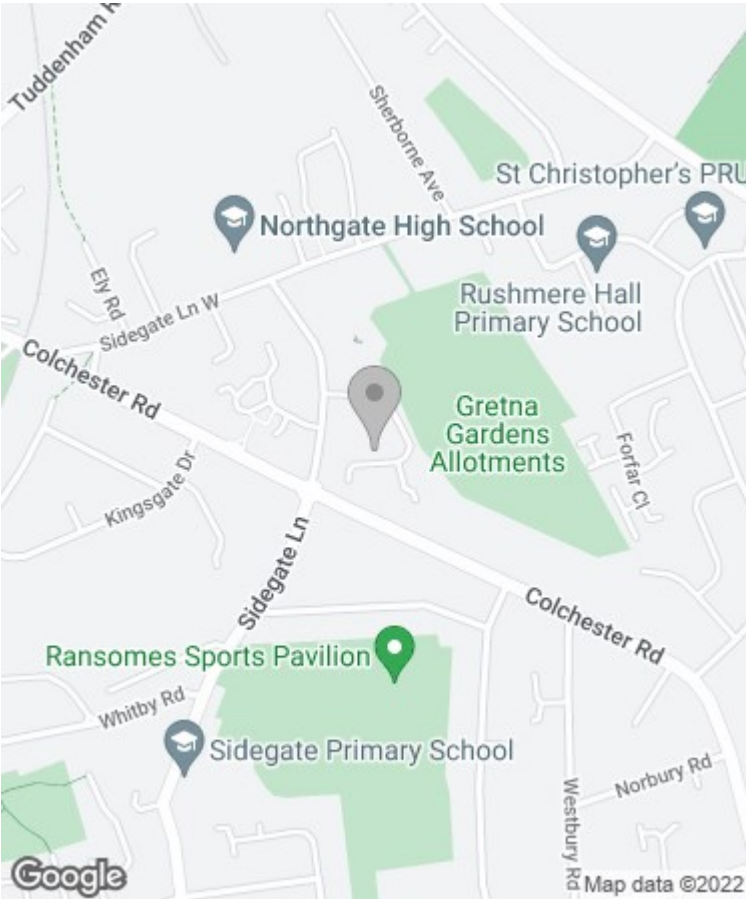


Approx. Gross Internal Floor Area 958 sq. ft / 89.03 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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