



Annbrook Road, Ipswich, Suffolk  
£210,000

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\*\*\* GRACE ESTATE AGENTS \*\*\* are pleased to present this recently re-decorated 3 bedroom end terrace property situated towards the popular development of Belstead Hills.

The property comprises hallway, lounge, kitchen, upstairs family bathroom and three bedrooms, one of which overlooks a balcony.

The back garden has a patio area, laid to lawn and has fenced surround. There is a gate to the side access.

To the front of the property is off road parking for several cars.

Early viewing of this property is recommended.

- 3 BED MID TERRACE
- DOUBLE GLAZED
- LOUNGE DINER
- KITCHEN
- BALCONY TO MASTER BEDROOM
- WARM AIR CENTRAL HEATING
- OFF ROAD PARKING FOR SEVERAL CARS
- ENCLOSED REAR GARDEN





## **HALLWAY**

Double glazed front door leading to hallway, storage under stairs.

## **LOUNGE**

Large double glazed window to front aspect, obscure window to back and back door to back access, warm air vent, lobby area.

## **KITCHEN**

Double glazed window to front aspect, white base and wall units, space for washing machine and oven, extractor hood, worktops with integral stainless steel sink, spotlights, warm air heating unit, sliding door.

## **BEDROOM ONE**

Double glazed windows and door to balcony, warm air vent.

## **BEDROOM TWO**

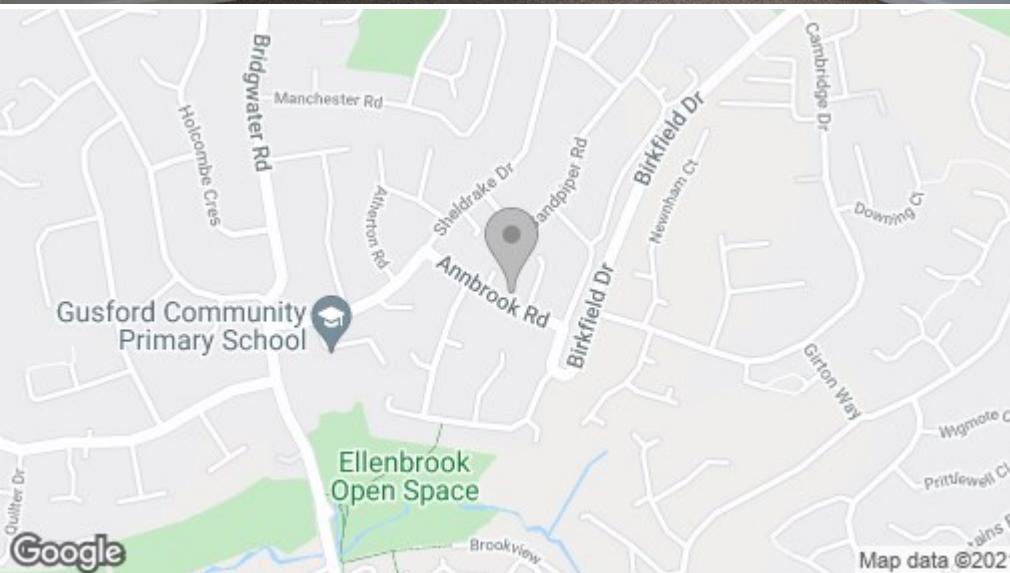
Double glazed window to back access, warm air vent, carpeted.

## **BEDROOM THREE**

Double glazed window to back access, warm air vent, carpeted.

## **OUTSIDE**

The front of the property is accessed via a pathway and to the front is parking but not allocated to the property . The back garden has patio and lawned area and is fully fenced. Gate to the side access.



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	49	53
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	43	46
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		

#### 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.

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