



Haslemere Drive, Ipswich,  
£215,000

 3  1  1  C

- MID TERRACE HOUSE
- THREE BEDROOMS
- POPULAR (IP4) AREA
- NORTHGATE CATCHMENT AREA (STA)
- GAS TO RADIATOR HEATING
- DOUBLE GLAZING
- FRENCH DOORS TO GARDEN
- GARAGE



**CHAIN FREE:** A well planned three bedroom mid terrace house with garage located in the popular IP4 Northgate catchment area close to shops and facilities.

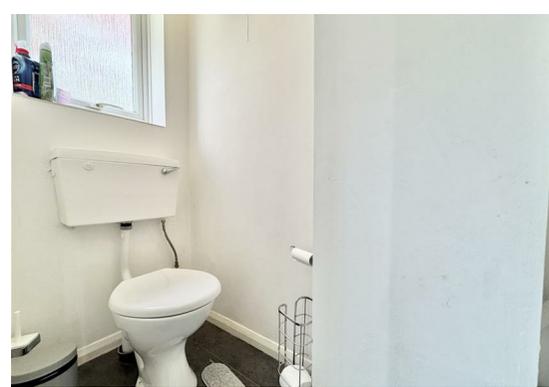
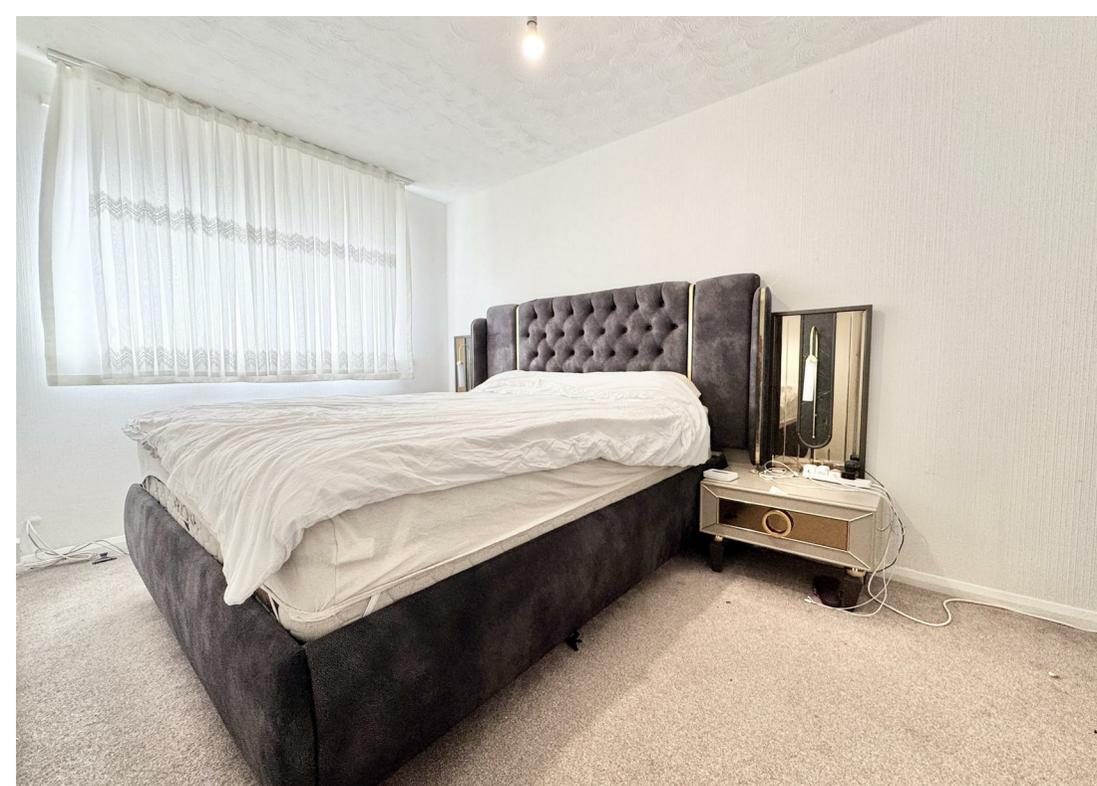
**The Property:**

A great opportunity to acquire this modern style three bedroom mid terrace house located in the frequently requested east Ipswich location (IP4) whilst its conveniently location gives access to local shops, town centre, railway station and the all important local school catchment areas, Northgate secondary and St Helens primary school, (subject to availability). The property benefits from gas to radiator heating, double glazing and Garage in block to the rear.

The accommodation comprises:- entrance hall, cloakroom, kitchen and lounge/diner. The first floor leads off the landing with three bedrooms and family bathroom. Outside the front is open plan and laid to lawn. The rear garden is enclosed and mainly laid to concrete with flower beds and access to the garage via a side door.

Council Tax: Band B  
Ipswich





### **Location:**

The property is situated conveniently to the east of Ipswich town centre in this modern, popular housing development. The property is in close proximity to an array of shops, supermarkets and restaurants. The town centre is within easy reach with a wide variety of shops, supermarkets, the Buttermarket and Sailmakers shopping centres as well as Ipswich mainline station for access to London Liverpool Street. The A14 trunk road is also close by for Bury St Edmunds, Colchester and Felixstowe.

### **Entrance Hall:**

Double glazed frosted entrance door to:- radiator and staircase to first floor.

### **Cloakroom:**

Drop light switch, double glazed frosted window to front elevation, wall mounted electric convector heater, low level WC and wash hand basin with tiled splashback.

### **Kitchen:**

10'2 x 8'4 (3.10m x 2.54m)  
Double glazed window to front elevation, stainless steel sink unit inset to work top with cupboards under, a range of floor standing cupboards and drawers with adjacent work tops, wall mounted matching cupboards, wall mounted gas boiler, radiator, space for washing machine, space for cooker and space for fridge/freezer.

### **Lounge/Diner:**

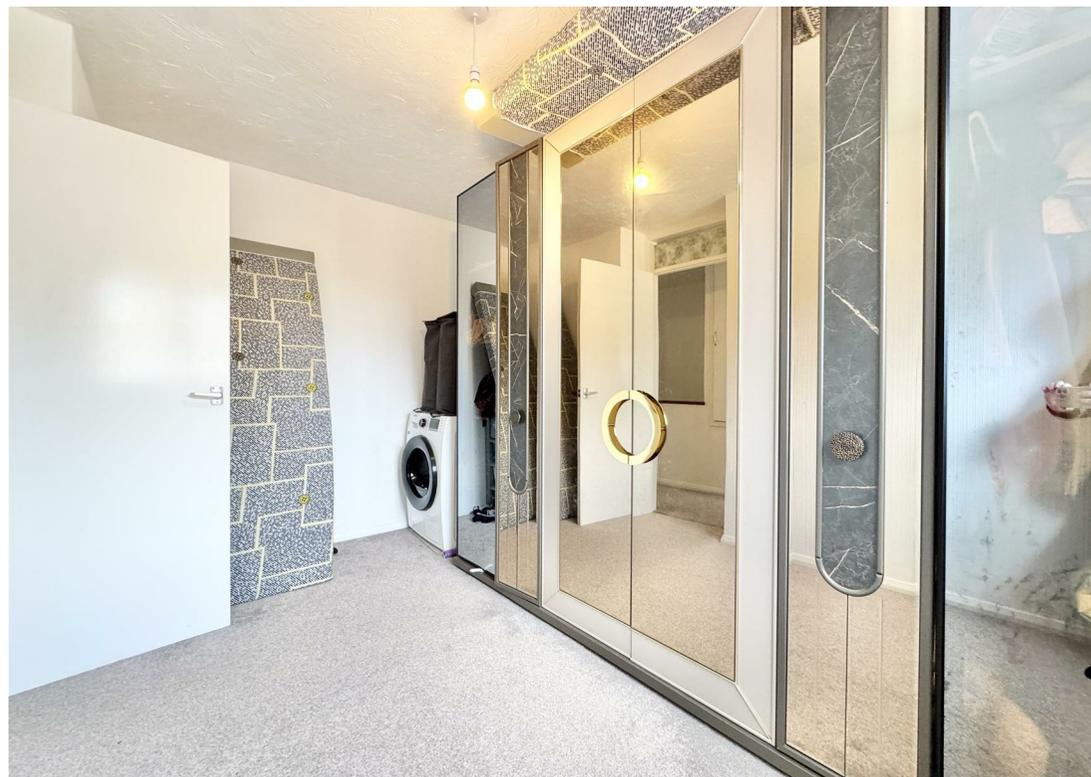
15'11 x 14'5 (4.85m x 4.39m)  
Double glazed window rear elevation, double glazed French doors to rear garden, radiator and storage cupboard under stairs.

### **Landing:**

Access to loft space and bulkhead storage cupboard.

### **Bedroom One:**

14'1 x 8'1" (4.29m x 2.46m)  
Double glazed window to rear elevation and radiator.



**Bedroom Two:**

12'0 x 7'5 (3.66m x 2.26m)

Double glazed window to front elevation and radiator.

**Bedroom Three:**

8'10 x 5'11 (2.69m x 1.80m)

Double glazed window to rear elevation and radiator.

**Family Bathroom:**

6'9 x 6'0 (2.06m x 1.83m)

Double glazed frosted window to front elevation, heated towel rail, low level WC, pedestal wash hand basin, panel bath with mixer tap, shower unit to wall with shower screen, part tiled walls and drop light switch.

**Front Garden:**

Open plan laid manly to lawn with path to front door.

**Rear Garden:**

Approximately 41ft in length, paved area, concrete patio area, flower beds, and rear pedestrian access to:-

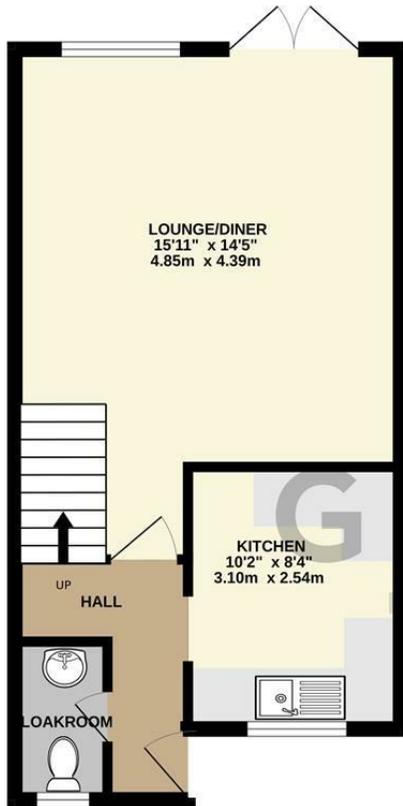
**Garage:**

17'1 x 8'7 (5.21m x 2.62m)

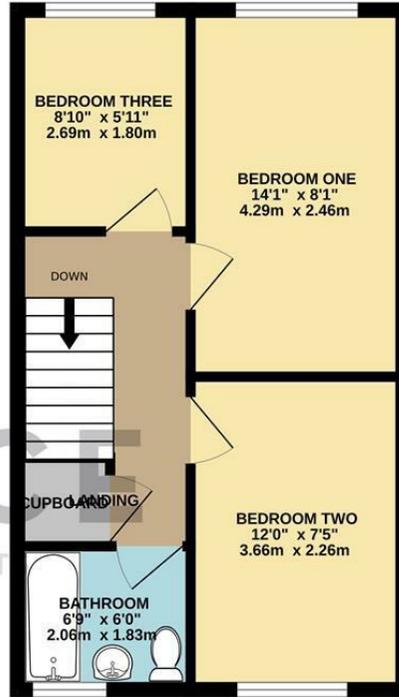
In rear block with up and over door and personal door to side.



GROUND FLOOR  
399 sq.ft. (37.0 sq.m.) approx.



1ST FLOOR  
381 sq.ft. (35.4 sq.m.) approx.



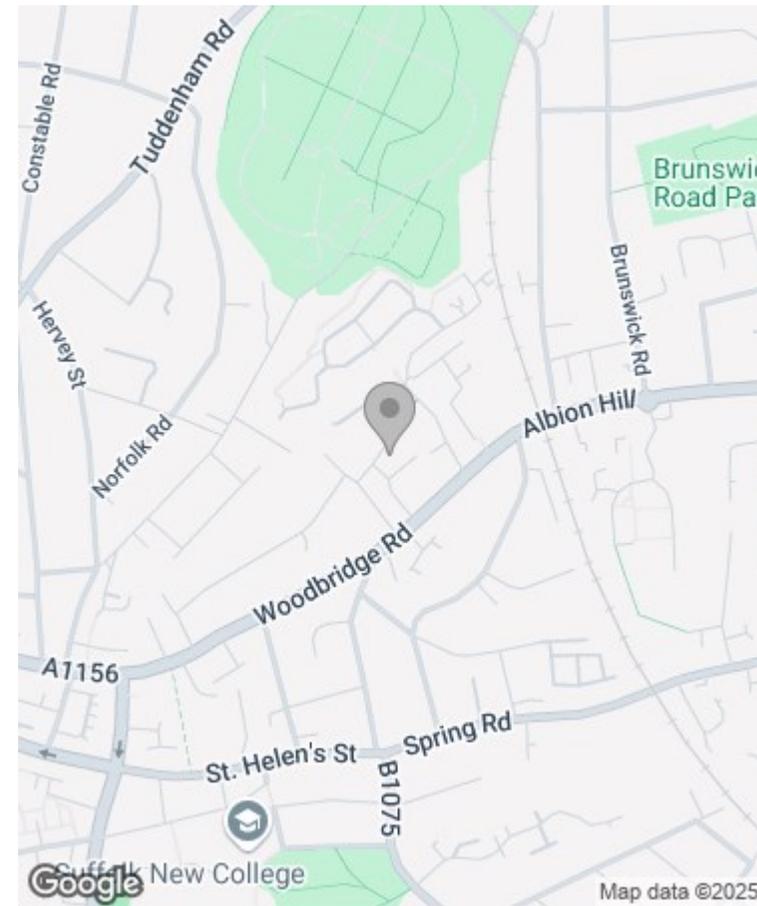
TOTAL FLOOR AREA: 779 sq.ft. (72.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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			
		72	88
England & Wales		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			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	