



Mayfield Road, Ipswich, Suffolk
£335,000

 3  1  2 

CHAIN FREE: A fantastic opportunity to acquire this three bedroom two reception semi detached established family home located in this frequently requested IP4 location close to amenities schooling and transport links. The property is a blank canvass and will need modernisation and refurbishment.

- EAST OF IPSWICH (IP4)
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- CHAIN FREE
- MODERNISATION REQUIRED
- GAS TO RADIATOR HEATING
- DOUBLE GLAZING
- NORTHGATE CATCHMENT
- ACCESS A12/A14
- LOCAL SHOPS

LOCATION:

Located in the East of Ipswich, off Rushmere Road, Catchment to Northgate High School and Sidegate Lane Primary School also St Albans High School and St Johns Primary School.

The property also provides easy access on to the main arterial routes in and out of Ipswich including the A12 and the A14, also surrounding areas such as Kesgrave, Martlesham, Woodbridge and Felixstowe





PROPERTY:

CHAIN FREE: A fantastic opportunity to acquire this three bedroom two reception semi detached house located in the popular east side of Ipswich within the Northgate catchment area and close to local shops.

This established property will need a programme of modernisation and will ideally suit a family looking to stamp their identity onto a blank canvass.

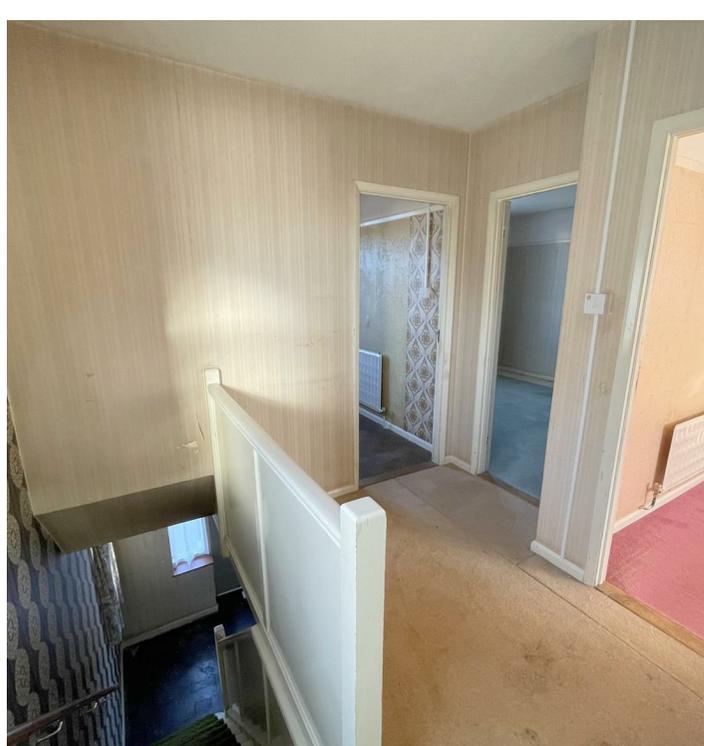
The accommodation comprises:- entrance hall, living room, dining room/second reception, kitchen and rear lobby. Upstairs there is a sizeable landing with three generous bedrooms and a bathroom. Outside the front garden is off good size with a long driveway. The rear garden extends to about 37ft with a prefabricated work shop and garage.

Council tax band: C
Ipswich Borough Council

ENTRANCE HALLWAY:

Entrance door to :- double glazed frosted window to side elevation, radiator, stairflight to first floor landing and storage cupboard under stairs.





LIVING ROOM:

13'3 into bay x 12'6 (4.04m into bay x 3.81m)
Smooth ceiling, picture rail, double glazed bay window to front elevation, radiator and fire surround with inset gas fire (not tested).

DINING ROOM/SECOND RECEPTION:

12'1 x 11'6 (3.68m x 3.51m)
Smooth ceiling, picture rail, fire surround with inset electric fire, two double glazed windows and double glazed French doors to rear garden.

KITCHEN:

8'7 x 8'0 (2.62m x 2.44m)
Double glazed window to side elevation, stainless steel single drainer sink unit with cupboards under, space for cooker and built in larder (with double glazed window and courtesy light).

REAR LOBBY:

U.p.v.c. door to side and double glazed frosted door to side.

LANDING:

Of good size, access to loft space, double glazed window to side elevation and double bi in airing cupboard.

BEDROOM 1:

11'11 x 11'1 (3.63m x 3.38m)
Double glazed window to rear elevation, wash hand basin with tiled splash back, picture rail and built in cupboard.

BEDROOM 2:

11'6 x 10'11 (3.51m x 3.33m)
Picture rail, double glazed window to front elevation, built in double cupboard and radiator.





BEDROOM 3:

9'9 x 9'0 (2.97m x 2.74m)

Picture rail, double glazed window to front elevation, bulk head storage cupboard and radiator.

BATHROOM:

7'8 x 5'10 (2.34m x 1.78m)

Double glazed frosted window to rear elevation, low level WC, wash hand basin, panel bath with tiled splash backs, radiator, wall mounted gas boiler.

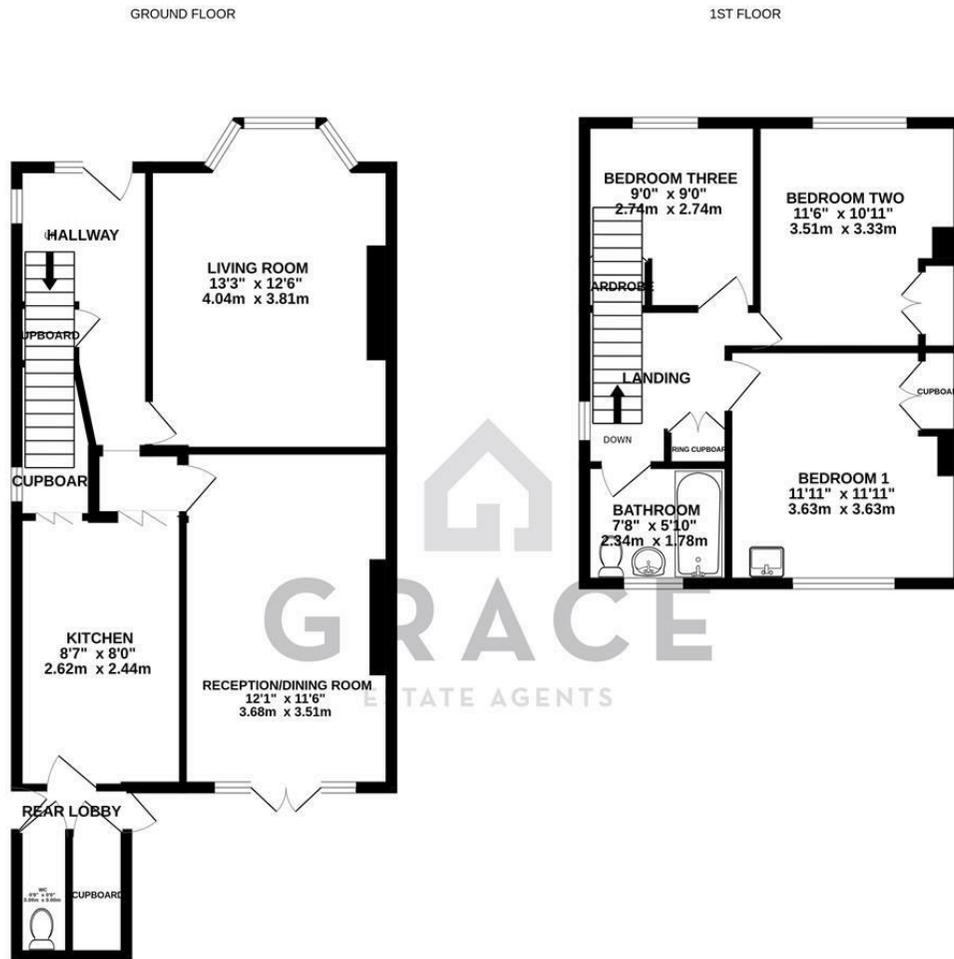
FRONT GARDEN:

Laid mainly to lawn, shingle borders for easy maintenance, driveway to garage.

REAR GARDEN:

Extends to 37ft approx., laid mainly to lawn, patio area, flower beds, built in storage cupboard, built in WC (with cistern double glazed window and courtesy light). Prefabricated work shop, prefabricated garage with double doors.





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 firm's 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		