



Patteson Road, Ipswich, IP3 0AR

welcome to

Patteson Road, Ipswich

This well-proportioned, three storey Town House benefits from three bedrooms, a ground floor kitchen/diner, a 1st floor lounge, a ground floor cloakroom, a 1st floor bathroom, a 2nd floor shower room, a low maintenance garden, a garage and off street parking. NO ONWARD CHAIN!

Ground Floor Level:

Entrance Hall

Generous entrance hall with wood effect flooring, one radiator, an understairs storage cupboard and stairs up to the first floor.

Cloakroom

Wood effect flooring, one radiator, extractor fan, enclosed WC, wash hand basin and spotlights.

Kitchen/Diner

Light filled room with French doors to the garden, double glazed windows to the rear, two skylights, space for a sofa, wood effect flooring, one radiator, eye and base level units in high gloss grey with wood effect worktop surfaces, a black inset sink plus drainer and chrome mixer tap, space for appliances, a fitted extractor hood and tiled splashback.

First Floor Level:

First Floor Landing

Carpet flooring and spot lights.

Lounge

Carpet flooring, double glazed windows to the front, one radiator, TV point and spotlights.

Bedroom Three

Carpet flooring, one radiator and two double glazed windows to the rear.

Bathroom

Tiled effect flooring, tiled walls, spotlights, heated towel rail, low level WC, vanity sink, a bath with shower attachment and extractor fan.

Second Floor Level:

Second Floor Landing

Carpet flooring and spotlights.

Master Bedroom

Carpet flooring, two double glazed windows to the front, one radiator, two built in wardrobes and TV point.

Bedroom Two

Carpet flooring, two double glazed windows to the rear, one radiator and a storage cupboard.

Shower Room

Tiled effect flooring, vanity sink, low level WC, spotlights, tiled walls, heated towel rail, extractor fan and a walk in shower with glass enclosure, waterfall showerhead and further shower attachment.

Outside:

Front Garden

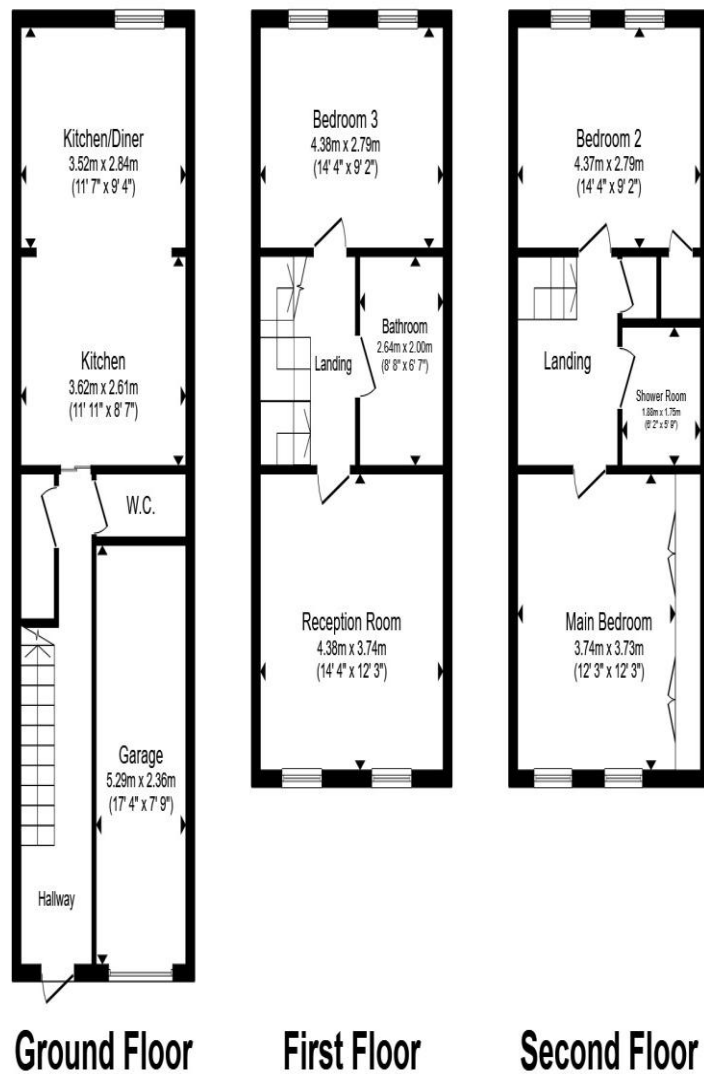
A driveway to the front, a pathway and steps up to the property.

Rear Garden

A paved area, an artificial grass area, a fully enclosed border and a rear gate.

Garage

An up and over door and power.



Total floor area 128.8 m² (1,386 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to
Patteson Road,
Ipswich

- No onward chain
- Three storey living
- Ground floor cloakroom, 1st floor bathroom & 2nd floor shower room
- Ground floor kitchen/diner & 1st floor lounge
- Garage & off street parking (permit for second vehicle if required)

Tenure: Freehold EPC Rating: C
Council Tax Band: D

offers in excess of
£280,000



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Property Ref:
IPS121746 - 0006

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