



Clapgate Lane, Ipswich, IP3 0RB

welcome to

Clapgate Lane, Ipswich

This well-presented, semi-detached home benefits from three double bedrooms, a bay fronted lounge, a separate dining room, a large rear garden, off street parking and NO ONWARD CHAIN!!

Entrance Hall

Wood effect flooring, one radiator and an understairs storage cupboard.

Lounge

Double glazed bay window to the front, carpet flooring, one radiator and TV point.

Dining Room

Carpet flooring, one radiator and French doors to the garden.

Kitchen

Double glazed windows to the side and rear, one radiator, tiled effect flooring, a door to the side, eye and base level units in wood effect with marble effect worktop surfaces, space for a washing machine, dishwasher and fridge/freezer, tiled splashback, a wall mounted boiler, a stainless steel plus drainer and chrome mixer tap, an integrated oven with hob and extractor hood.

First Floor Landing

Carpet flooring and one radiator.

Master Bedroom

Carpet flooring, double glazed bay window to the front and one radiator.

Bedroom Two

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

Bedroom Three

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

Shower Room

Wood effect flooring, heated towel rail, marble tiled effect walls, double glazed window to the front, a bath, wash hand basin and a shower.

First Floor Cloakroom

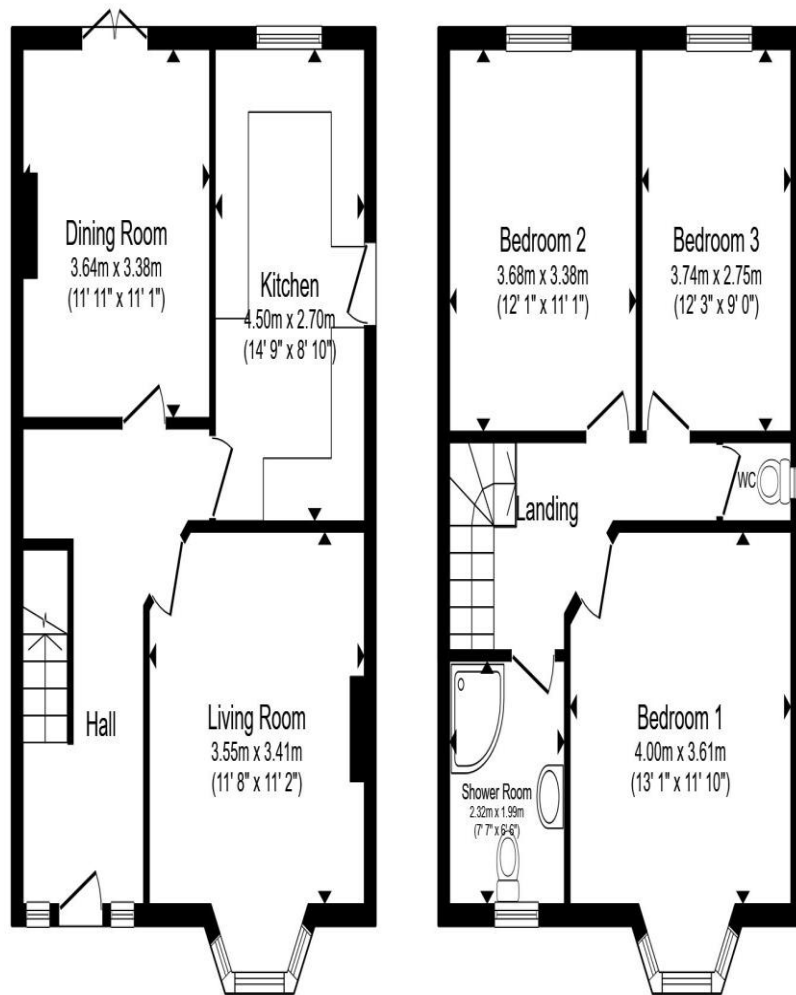
Wood effect flooring, double glazed window to the side, low level WC and loft hatch.

Outside: Front Garden

A driveway, providing off street parking for two vehicles, a partial walled border, a stoned area and flower beds.

Rear Garden

A patio seating area, fully enclosed border, a side access, a large lawned area and a pathway leading to the rear of the garden.



Ground Floor

First Floor

Total floor area 102.5 m² (1,104 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



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Ipswich

- No onward chain
- Three double bedrooms
- Separate dining room
- Large rear garden
- Off street parking for two vehicles

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

offers in excess of
£290,000



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Property Ref:
IPS121817 - 0002

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