

**Semi Detached Family
Home Landseer Road
Ipswich Suffolk IP3
9LT Offers In The
Region Of £260,000
Freehold**

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IPSWICH

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Ref: HRT004220326



Located on Landseer Road is this three bedroom, semi detached house that is being offered for sale **CHAIN FREE**. - Gas Central Heating - Double Glazed Windows - Off Road Parking

- **Ip3 Location**
- **Chain Free**
- **Large Detached Garage**
- **Kitchen / Dinner**
- **Porch Area**
- **Upstairs Family Bathroom**
- **Off Road Parking**



Front of Property

Block paved driveway, parking for two cars.

Office / Workshop 11'4" x 10'8" (3.46m x 3.26m)

Working power. Office space at the back of the garage.

Porch

Gas radiator, Double glazed front door.

Lounge 15'11" x 12'11" (4.87m x 3.95m)

Bay double glazed window front aspect. Gas coal effect fire with solid wood surround.

Rear Garden

Concrete shared drive. Large double gate allowing access into the garden and garage. Garden shed and lawn area.

Kitchen / Diner 15'11" x 11'6" (4.86m x 3.51m)

Double glazed window rear aspect. Oak effect flooring. Combi boiler. Gas oven and hob. Back door to rear garden.

Master Bedroom 13'1" x 11'3" (4m x 3.43m)

Double glazed bay window to front aspect. fitted mirrored wardrobes.

Bedroom Two 11'0" x 10'4" (3.36m x 3.15m)

Double glazed rear aspect.

Bedroom Three 8'2" x 5'5" (2.51m x 1.66m)

Double glazed window front aspect

Bathroom 7'1" x 6'4" (2.18m x 1.94m)

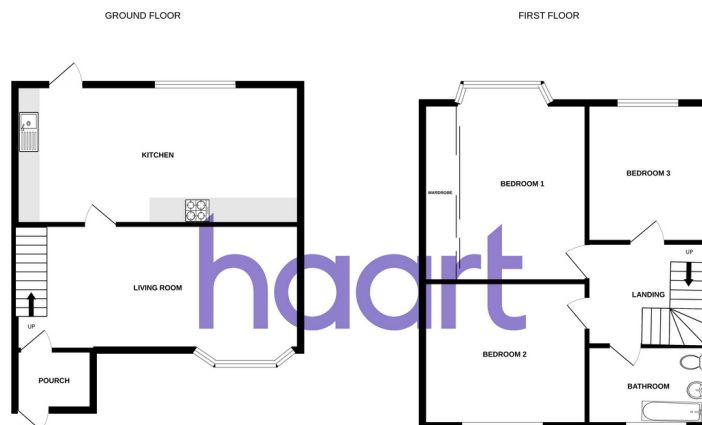
Shower over bath, fully tiled, close coupled WC. double glazed obscure window to rear aspect.

First Floor Landing

Double glazed window to side aspect. Boarded loft with ladder.

Garage 22'3" x 11'4" (6.79m x 3.47m)

Electric door. Working power on a separate circuit.



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 guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their quantity or efficiency can be given. Made with hertoge 0202

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81 to 91) B		
(69 to 80) C		
(55 to 68) D		
(39 to 54) E	4	7
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO₂) Impact Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81 to 91) B		81
(69 to 80) C	73	
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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