

Ravenswood
Damselfly Road
Ipswich Suffolk IP3
9TS Offers In Excess
Of £250,000 Freehold

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01473 928069

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Ref: HRT004220371



***** OPEN HOUSE on Saturday 17th September 2022 between 10AM to 12NOON ***** An attractive and modern two bedroom home in Ravenswood, which is presented to a good standard throughout with a southerly facing rear garden and a garage to rear.

- Ravenswood Development
- Modern Two Bedroom Home
- Modern Kitchen & Bathroom
- Lounge With Patio Doors
- Southerly Rear Garden
- Garage & Parking
- Well Presented Throughout



Entrance Hall

Entrance door to front, staircase to first floor, double glazed window to rear, radiator and doors leading to:

Cloakroom

Double glazed opaque window to front, low-level WC, wash hand basin and a radiator.

Kitchen 11'9" x 6'4" (3.58m x 1.93m)

Double glazed window to front and door to rear. Single sink with single drainer with mixer tap, set within roll edge work surfaces with cupboards and drawers beneath. Range of eye-level cupboards, built-in oven, hob and cooker hood. Spaces for a washing machine and fridge/freezer. Partly tiled walls and a radiator.

Lounge 12'8" x 11'9" (3.86m x 3.58m)

Double glazed window to front and patio doors to rear. Built-in under stairs cupboard and a radiator.

First Floor Landing

Loft hatch, double glazed window to rear and doors leading to:

Bedroom One 12'0" x 9'5" (3.66m x 2.87m)

Double glazed windows to front and rear, radiator.

Bedroom Two 12'0" x 9'7" (3.66m x 2.92m)

Double glazed window to rear, built-in airing cupboard and a radiator.

Bathroom

Double glazed opaque window to front, low-level WC, pedestal wash hand basin with mixer tap, panel enclosed bath with mains shower over, wall mounted heated towel rail and partly tiled walls.

Outside

Rear Garden

Fully enclosed by fencing with a patio area, covered by a stylish pergola. Lawned garden with shrub borders and a rear access gate.

Garage

Power and light connected with a door to rear so you can access the garage from the Rear Garden.



Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of floors, walls, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for guidance 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 operation or efficiency can be given.
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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	68	
(39 to 54) E		
(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		
(69 to 80) C		
(55 to 68) D	66	
(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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