

**Chain Free Ranelagh
Road Ipswich Suffolk
IP2 0AD Offers In The
Region Of £200,000
Freehold**

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Ref: HRT004220380



This well presented Two Bedroom terraced property with off street parking and an upstairs Shower room is being sold Chain Free. Located in IP2 area of Ipswich. Close to the train station with easy access to the town center and to the marina.

- Chain Free
- Ip2 Location
- Off Road Parking
- Close To The Station
- Character Property
- Recently Refurbished
- Modern Fitted Kitchen



Front of Property

Private Driveway

Reception Room 10'5" x 11'4" (3.18m x 3.45m)

Double glazed window to front aspect with a character fire place.

Kitchen 10'0" x 6'7" (3.05m x 2.01m)

Double glazed window to side aspect, work tops with under counter cupboards, wall mounted cupboards, five ring burner, electric oven, single drainer with mixer tap, cooker hood, integrated slimline dishwasher.

Dining Room 11'4" x 10'5" (3.45m x 3.18m)

Double glazed french doors leading into the rear garden.

Utility Room 7'4" x 6'0" (2.24m x 1.83m)

Double glazed window to side aspect, wall mounted boiler, radiator, spaces for washing machine and tumble dryer.

Bedroom One 11'3" x 10'7" (3.43m x 3.23m)

Double glazed window to front aspect, laminate flooring, character fireplace with ornate wood surround.

Bedroom Two 10'5" x 8'5" (3.18m x 2.57m)

Double glazed window to rear aspect, with built in storage cupboard and laminate flooring.

Shower Room 10'0" x 6'6" (3.05m x 1.98m)

Double glazed opaque window to rear aspect, fully tiled floor, fully tiled walls, close coupled WC along with separate bidaye, heated towel rail, dual hand wash basin (Jack and Jill) with vanity below, walk in shower with rainfall shower head.

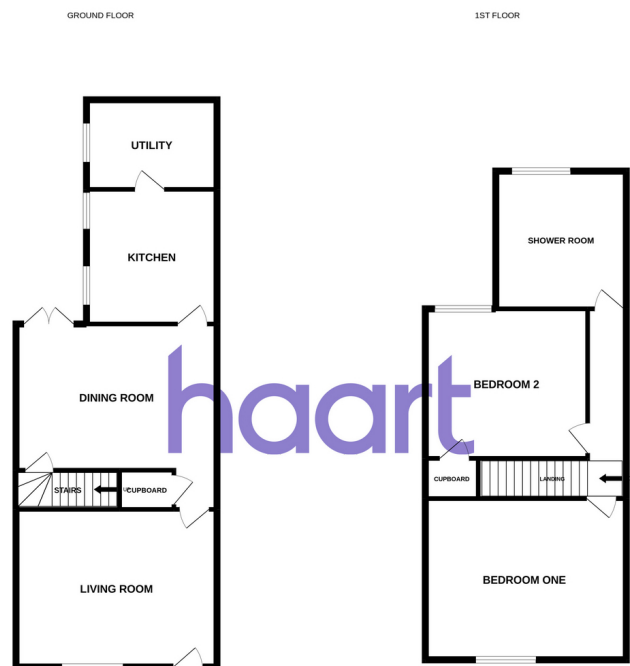
Garden

Mainly laid to lawn. Access to the garden from the Dining room via the french doors.

Agents Note

Council Tax Band: A

Tenure: Freehold



While 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, options and specifications shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with letroplan 12/02

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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