

**3 Bedroom Semi
Detached House
Cullingham Road
Ipswich Suffolk IP1
2EG Offers In Excess
Of £240,000 Freehold**

haart
IPSWICH

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Ref: HRT004220500



NO ONWARD CHAIN - THREE BEDROOMS - OFF ROAD PARKING - TOWN CENTRE LOCATION - DOWNSTAIRS BATHROOM - WEST FACING REAR GARDEN - INTERNAL VIEWING HIGHLY RECOMMENDED

- **No Onward Chain**
- **3 Bedroom Semi Detached**
- **Close To Town**
- **Downstairs Bathroom**
- **Gas Central Heating**
- **Partly Double Glazed**
- **Great Access To A12/A14**



Lounge 12'0 x 11'5

Double glazed windows to front aspect, radiator.

Entrance Hall

Stairs to first floor and leading to lounge and dining room, radiator.

Dining Room 11'9 x 11'5

Double glazed window to rear aspect, radiator.

Kitchen 10'3 x 7'1

Double glazed window to side aspect, Wall and base units with cupboards and drawers, one and a half stainless steel sink bowl and drainer, electric integrated oven with electric hob with cooker-hood over, space for fridge/freezer, radiator.

Bathroom 7'0 x 5'3

Two Single glazed windows to side and rear aspect, panelled bath with mixer tap and shower over, low access W.C., wash hand-basin and radiator.

Landing

With single glazed window to side aspect at top of stairs, doors to all rooms and radiator.

Bedroom One 11'10 x 11'4

Two double glazed windows to front aspect, radiator.

Bedroom Two 11'10 x 8'5

Single glazed window to rear aspect, radiator.

Bedroom Three 10'3 x 7'2

Double glazed window to rear aspect, radiator.

Front Garden

Enclosed with a brick wall and gated with path way to front door, with shingle hard standing to front garden.

Rear Garden

Mainly laid to lawn, west facing rear garden. Fence panels and pedestrian gate to rear access.

Agents Note

Freehold Property

Council Tax Band - B



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 for any prospective purchaser. The services, options and appliances 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	49	
(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		86
(69 to 80) C		
(55 to 68) D		
(39 to 54) E	45	
(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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