

No Onward Chain
Platters Close Ipswich
Suffolk IP3 0SG **Guide**
Price £240,000
Freehold

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IPSWICH

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Ref: HRT004220595



NO ONWARD CHAIN... A three bedroom semi-detached house with two reception rooms and a Lean to/Conservatory. Externally is a Southerly facing rear garden, garage and off-road parking.

- No Onward Chain
- Semi-detached House
- Three Bedrooms
- Two Reception Rooms
- Lean To/Conservatory
- Garage & Parking



Porch

Double glazed entrance door to front and a further door leading to:

Lounge 15'2" x 10'9" (4.62m x 3.28m)

Double glazed window to front, brick feature fire place, radiator and a wooden and glazed door to:

Inner Lobby

Staircase leading to first floor and a doorway to:

Dining Room 9'2" x 8'2" (2.79m x 2.49m)

Patio door leading to Lean to/Conservatory, radiator and doorway to:

Kitchen 12'5" x 6'8" (3.78m x 2.03m)

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

Lean to/Conservatory 14'7" x 6'9" (4.44m x 2.06m)

Aluminium framed and glazed aspects, sliding doors to rear and doors to both the Garage and Greenhouse:

Greenhouse

Brick based with glazed aspects and a corrugated clear plastic roof.

Garage

Up and over door to front and power/light connected.

First Floor Landing

Loft hatch and doors leading to:

Bedroom One 11'9" x 11'0" (3.58m x 3.35m)

Double glazed window to front and a radiator.

Bedroom Two 9'5" x 9'4" (2.87m x 2.84m)

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

Bedroom Three 8'1" x 6'5" (2.46m x 1.96m)

Double glazed window to front and a wall mounted boiler.

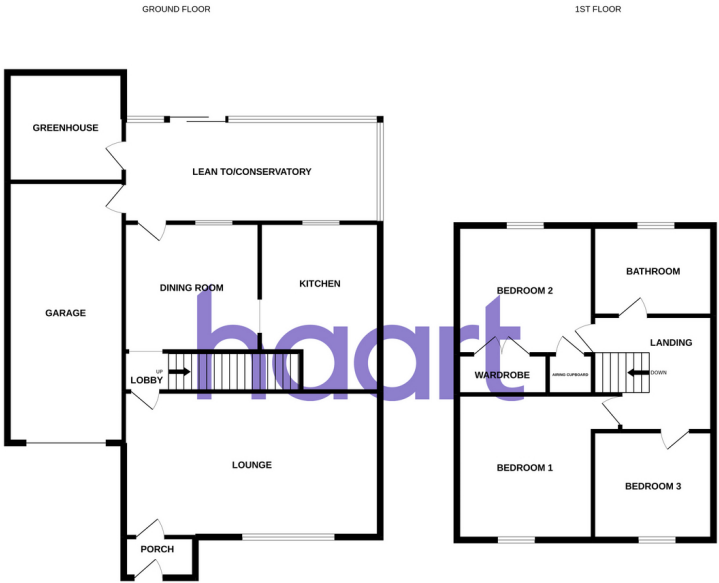
Outside

Front Garden

Open plan with a driveway leading to the garage and lawn.

Rear Garden

Enclosed by fencing with a raised patio stepping down and lawn with shrub borders.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative 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 operability 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		88
(69 to 80) C		
(55 to 68) D	67	
(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		88
(69 to 80) C		
(55 to 68) D	67	
(39 to 54) E		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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