



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<b>Very energy efficient - lower running costs</b> (92-100) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> <i>Not energy efficient - higher running costs</i>		<b>Very environmentally friendly - lower CO<sub>2</sub> emissions</b> (92-100) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> <i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>	
	78		53
<b>England, Scotland &amp; Wales</b> EU Directive 2002/91/EC		<b>England, Scotland &amp; Wales</b> EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

To arrange a viewing of this property, or book a free valuation of your home call 01473 851816

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## Palmerston Road, Ipswich

Guide Price £260,000

3 Bedroom(s) 1 Bathroom(s) 2 Reception(s)

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## Property Description

Beagle property are pleased to offer for sale this 3 bedroom end terrace town house situated on the east side of Ipswich within walking distance of the town centre, Alexandra park and the waterfront development. Property benefits include double glazed window and gas central heating along with two reception rooms, recently refitted kitchen and a cellar. Intending purchasers may care to not that the property is being sold with no onward chain and is an ideal investment buy/first time purchase.

## Features Include

Three Bedroom Town House  
Double Glazing  
Gas Central Heating

## Also...

Some Period Features  
Two Reception Rooms  
Recently Refitted Kitchen



## Main accommodation

### Entrance Hall

Enter via entrance door with stairs off to first floor and doors to lounge, dining room, kitchen and cellar

### Living Room Feet: 13' 1" x 12' 1" | Meters: 3.99 x 3.68

Double glazed bay window to front aspect, wall mounted radiator and mantelpiece surround.

### Dining Room Feet: 11' 5" x 10' 6" | Meters: 3.48 x 3.20

Double glazed window to rear aspect, wall mounted radiator and mantelpiece surround.

### Cellar

Stairs from entrance hall leading down to cellar area.

### Kitchen Feet: 14' 1" x 7' 5" | Meters: 4.29 x 2.26

Range of base and eye level wall units with worktops over. Single drainer sink unit. Integral oven with 4 ring hob and extractor fan over. Space and plumbing for washing machine. Space for free standing fridge/freezer. Wall mounted gas boiler. Doorway to rear lobby area leading to family bathroom and access to rear garden.

### Rear lobby

Doors to family bathroom and rear garden.

### Bathroom

Three piece suite comprising panelled bath with shower over, low level wc and pedestal hand wash basin. Double glazed frosted window to rear aspect. Wall mounted radiator and extractor fan.

### Landing

Doors to all bedrooms and upstairs toilet/wc.

### Bedroom 1 Feet: 10' 0" x 10' 6" | Meters: 3.05 x 3.20

Double glazed window to front aspect, original fireplace, wall mounted radiator.

### Bedroom 2 Feet: 11' 5" x 9' 8" | Meters: 3.48 x 2.95

Double glazed window to rear aspect. Selection of built in storage cupboards. Original fireplace. Wall mounted radiator.

### Bedroom 3 Feet: 9' 2" x 7' 4" | Meters: 2.79 x 2.24

Double glazed window to rear aspect. Wall mounted radiator.

### W.C

Double glazed frosted window to front aspect. Low level wc and pedestal hand wash basin. Wall mounted radiator. Wall mounted storage cabinet.

### Outside

To the front of the property there is a paved front garden with pathway leading to entrance door. To the rear of the property the garden is laid mainly to paving with the rest laid mainly to uncultivated earth. Rear pedestrian access.

