



## 27 Ravensfield Road

| Ipswich | IP1 5ED

Offers over £270,000

We are pleased to present this three-bedroom semi-detached property located in Ravensfield Road, Ipswich.

The property consists of – Lounge, Dining Room, Kitchen, Conservatory, Utility, WC, Three Bedrooms and a Bathroom.

This property offers light-filled, family-friendly accommodation arranged over two floors and a good sized garden. It is situated close to good transport links such as the A14, local amenities and schools and the river Gipping.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101)	A		
(81-91)	B		81
(69-80)	C	65	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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## Lounge

12'9" x 12'7"

The lounge features a built-in fireplace, a front aspect bay window and carpeted flooring.

## Dining Room

10'1" x 11'7"

The well-spaced dining room has a tiled floor. From here there is access to the conservatory via a single glass sliding door.

## Kitchen

10'9" x 8'7"

The modern kitchen flows seamlessly from the dining room and is fitted with storage cupboards and built-in utilities, including a full gas stove. There is a window with outside views and from here the kitchen leads to the utility, WC and a door exiting the house on the side.

## Conservatory

7'9" x 7'6"

The conservatory features tiled flooring, window and a single glass sliding door that exits to the back garden.

## Utility

6'10" x 4'11"

The utility is equipped with amenities for laundering.

## WC

There is a practical WC on the ground floor.

## Bedroom 1

13'1" x 10'9"

This double bedroom features a front aspect bay window, carpeted flooring and built in storage space.

## Bedroom 2

11'7" x 10'2"

This double bedroom features a rear aspect window, carpeted flooring and built in storage space.

## Bedroom 3

8'2" x 8'0"

This bedroom is a good-sized single and features a front aspect window carpeted flooring and built-in storage space.

## Bathroom

8'3" x 5'10"

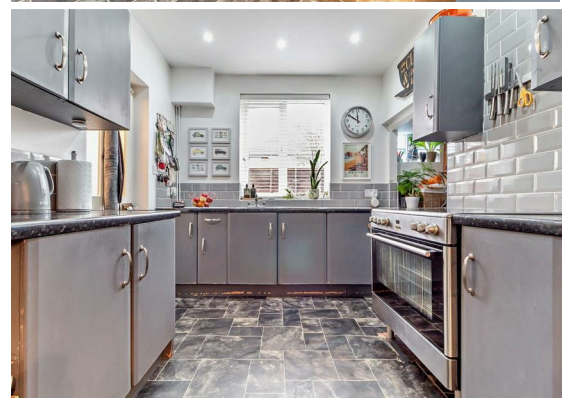
The bathroom is equipped with toilet, wash hand basin in cabinet, bath facilities and finished with attractive tiling throughout.

## Garden

This property offers lawn coverage, mature trees and shrubbery at the front and a paved parking area at the side. Approach to the property is from the front on a paved walkway that leads to the entrance door. The fully enclosed back garden offers grass coverage over the entire area with mature shrubbery and growth and a garden shed.

## Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: TPSC has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: TPSC has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



## Ravensfield Road, Ipswich, Suffolk Approximate Gross Internal Area 101 Sq M/1087 Sq Ft

