

KEYSTONE



Campbell Road, Ipswich, IP3 9RJ

Offers In Excess Of £220,000

Semi-Detached House

Lounge

Bathroom

Driveway

No Onward Chain

Three Bedrooms

Kitchen

Large Garden

Popular Location

Campbell Road, Ipswich IP3 9RJ

Situated in Campbell Road, this delightful semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxing or entertaining guests.

One of the standout features of this home is its good-sized garden, which presents an excellent opportunity for outdoor enjoyment, whether it be for gardening, children's play, or simply unwinding in the fresh air. The garden space is a rare find in urban settings, making it a valuable addition to the property.

Situated in a popular location, this house benefits from easy access to local amenities, schools, and transport links, ensuring that everything you need is within reach. The surrounding area is known for its friendly community and vibrant atmosphere, making it an appealing choice for prospective buyers.



Front entrance door

Leading to hallway, radiator and stairs to first floor.

Lounge

13'4 x 12'5

French doors to rear, built-in understairs cupboard, radiator.

Kitchen

9'4 x 9'3

Fitted with a range of base units and drawers with matching wall mounted cabinets, sink & drainer unit with tiled splashback. Built in oven with hob and extractor over, space for washing machine and fridge. wall mounted boiler, radiator, two windows to side and door to rear.

Bathroom

Fitted with a suite, comprising P shaped bath with electric shower over, vanity inset sink with storage below, WC, heated towel rail, tiled splashbacks and window to side and rear.

First floor landing

With built-in airing cupboard.

Bedroom 1

10'5 x 11'7

Window to rear and radiator.

Bedroom 2

10'6 x 8'0

Window to rear and radiator.

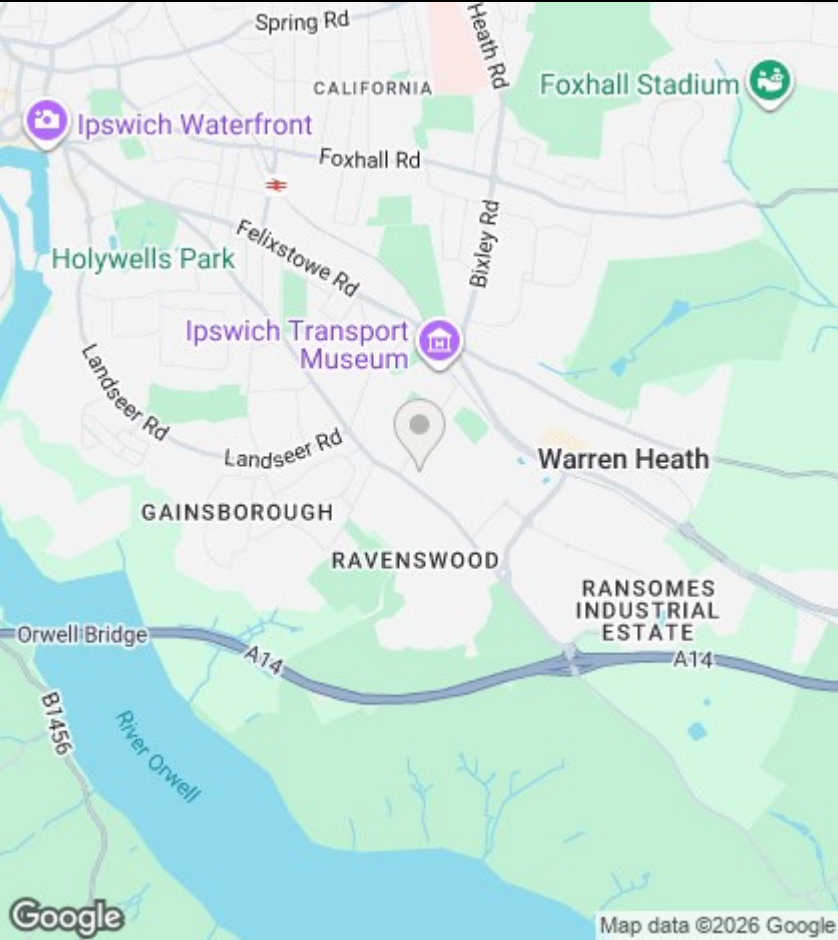
Bedroom 3

9'7 x 7'7

Window to front and radiator.

Outside

To the front of the property there is a driveway that provides off road parking for the property. There is side access that leads to the rear garden which is predominantly laid to lawn with patio area and pond. There is also a timber shed and hardstanding to rear.



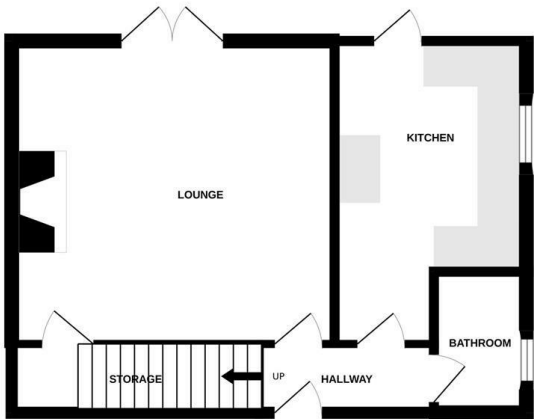
Viewings

Viewings by arrangement only. Call 01473 221 399 to make an appointment.

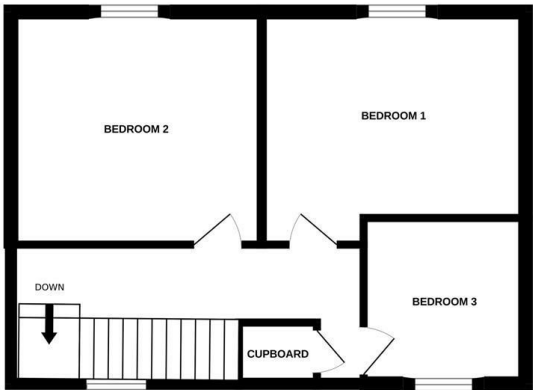
EPC Rating:
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	80
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

GROUND FLOOR



1ST FLOOR



Whilst 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 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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