

# KEYSTONE



Rectory Road, Ipswich, IP2 8EQ  
Offers In Excess Of £180,000

Period Terraced House  
Lounge/Diner  
First Floor Bathroom  
Close To Town & Station  
No Onward Chain

Two Double Bedrooms  
Kitchen  
Garden  
Popular Location

# Rectory Road, Ipswich IP2 8EQ

Nestled in the sought-after area of Rectory Road, this charming period terraced house presents an excellent opportunity for both first-time buyers and investors alike. With two well-proportioned bedrooms, this property offers a comfortable living space that is both inviting and practical.

The location is particularly appealing, as it is conveniently situated close to the town centre, waterfront and the railway station, making it ideal for those who commute or enjoy the vibrant amenities that Ipswich has to offer. The surrounding area is known for its popularity, providing a friendly community atmosphere and easy access to local shops, cafes, and parks.

One of the standout features of this property is that it comes with no onward chain, allowing for a smooth and hassle-free purchase process. This is a significant advantage for buyers looking to move in quickly and start enjoying their new home without unnecessary delays.

In summary, this period terraced house on Rectory Road is a delightful find in a prime location. With its two bedrooms, proximity to essential amenities, and the benefit of no onward chain, it is a property that should not be missed. Whether you are looking to settle down or invest, this home offers a wonderful opportunity to embrace the Ipswich lifestyle.



#### Front door

Leading to porch with door leading to...

#### Hallway

With stairs to first floor, laminate flooring and radiator.

#### Lounge Area

10'9 x 10'4

With bay window to front, radiator and feature cast iron fireplace.

#### Dining Area

11'2 x 11'1

French doors to rear, laminate flooring and radiator.

#### Kitchen

9'1 x 7'3

Fitted with a range of base units and drawers with matching wall mounted cabinets, sink and drainer unit, space for cooker, washing machine, fridge/freezer, dishwasher, recessed pantry, radiator, two windows to side and a wall mounted combi-boiler.

#### First Floor

Landing with loft access and built-in storage cupboard.

#### Bedroom 1

14'0 x 10'4

With two windows to the front, radiator and a feature cast iron fireplace.

#### Bedroom 2

11'0 x 7'5

With window to rear and a radiator.

#### Bathroom

8'9 x 7'3

Fitted with suite comprising of panel bath with shower over, WC, pedestal wash basin, tiled splash backs, radiator, heated towel rail, vinyl flooring and window to rear.

#### Garden

To the front of the property there is an enclosed front garden.

The rear garden is predominately laid to lawn with mature hedging, shrubs, and a raised deck area with covered pergola leading from the dining area there is also a timber shed and gate to rear that provides rear access to the terrace.



## Viewings

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

## EPC Rating:

C

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         | 83                      |
| (69-80) C                                   | 71      |                         |
| (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 |

