

1 Curlew Road , Ipswich, IP2 0TG

Nestled on Curlew Road in the charming town of Ipswich, this delightful semi-detached house offers a perfect blend of comfort and potential. Spanning 926 square feet, the property features two well-proportioned bedrooms and two bathrooms, making it an ideal choice for small families or professionals seeking a peaceful retreat.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The large kitchen is a standout feature, offering ample space for cooking and family gatherings. The layout is both practical and functional, ensuring that daily living is a breeze.

One of the key advantages of this property is its tucked-away location, providing a sense of tranquillity while still being conveniently close to the A12, allowing for easy access to surrounding areas. Additionally, the property boasts parking for one vehicle, a valuable asset in this desirable location.

With no onward chain, this home presents a seamless opportunity for prospective buyers to move in or develop without delay. Furthermore, the potential for extension offers the chance to personalise and expand the living space to suit your needs, making it a fantastic investment for the future.

Offers in excess of £240,000

1 Curlew Road

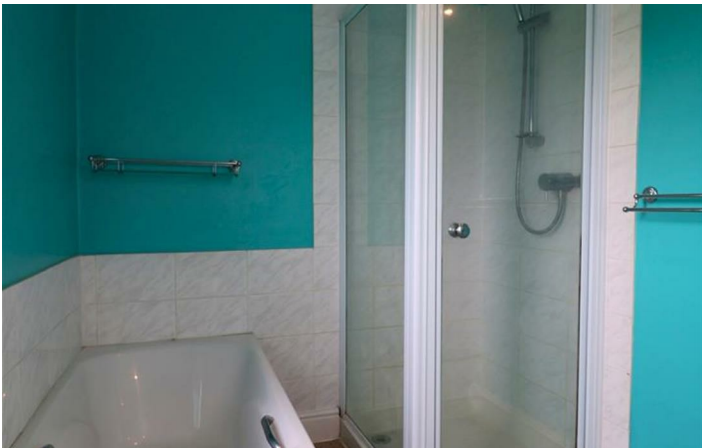
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Kitchen 11'11" x 8'9" (3.64 x 2.69)	Landing 13'8" x 2'5" (4.19 x 0.76)
Reception 15'6" x 10'6" (4.73 x 3.21)	
WC 4'10" x 5'7" (1.48 x 1.71)	
Hall 6'6" x 3'1" (1.99 x 0.95)	
Bedroom 1 11'11" x 10'7" (3.64 x 3.24)	
Bedroom 2 9'9" x 8'9" (2.98 x 2.68)	
Bathroom 8'0" x 5'9" (2.44 x 1.76)	

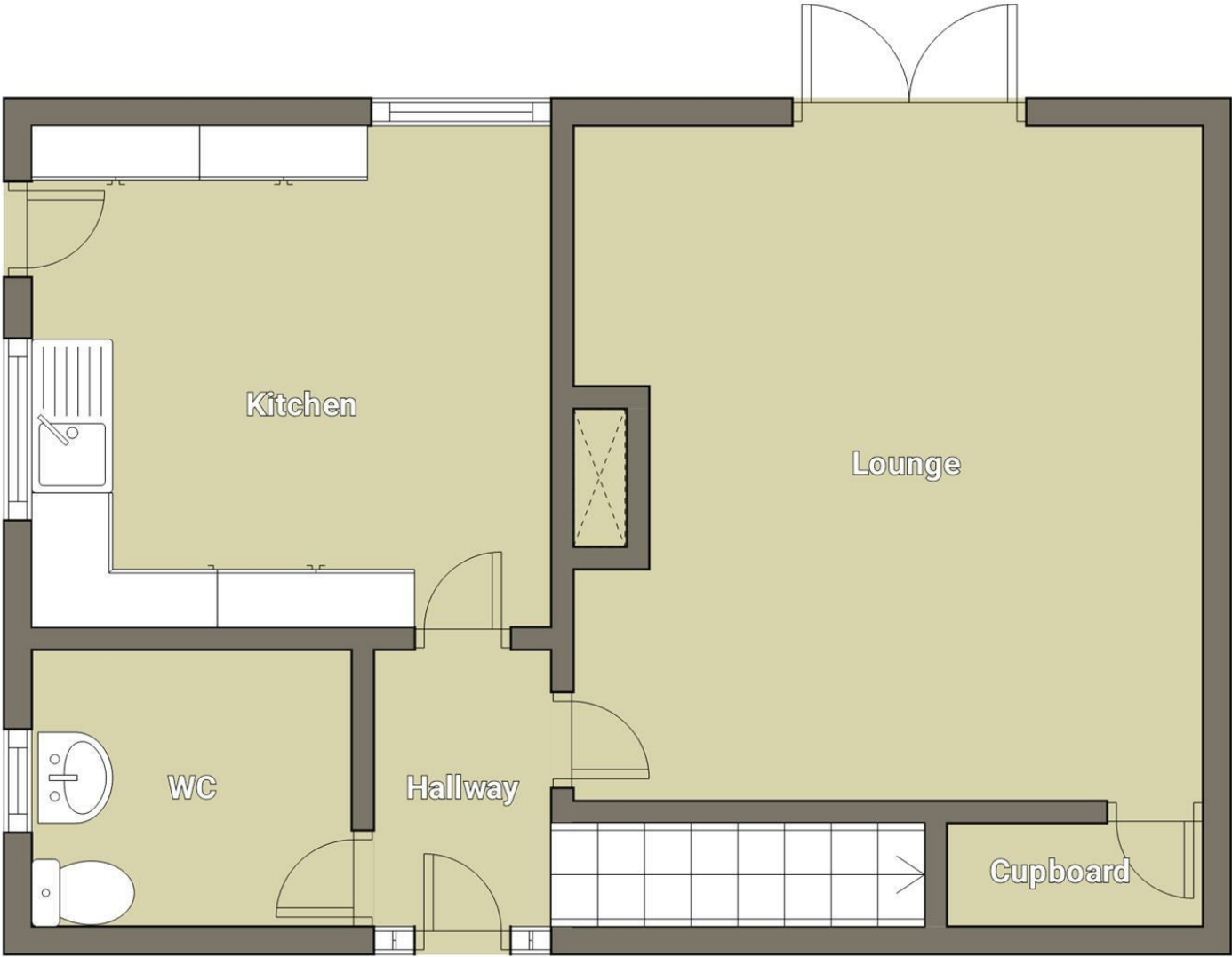


[Directions](#)





Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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