



## 76 Berners Street, Ipswich, IP1 3LU Offers in excess of £325,000

Goodmove are delighted to present this three bedroom semi detached house for a quick sale.

Situated on the North side of the town centre close to Christchurch Park is this period property that has both an en-suite bathroom and sizeable dressing room to the main bedroom. Along with gas central heating, there is off road parking and a modern kitchen and separate study.

Situated to the north side of the town within easy walking distance of the town centre, Christchurch Park and Ipswich School is this traditional Victorian property that offers versatile accommodation.

Along with parking and an easterly facing walled garden there are two reception rooms, kitchen/breakfast room and both an en-suite bathroom and impressive dressing room to the main bedroom. There is also gas central heating.

Double doors lead into an entrance porch which has a tiled floor and feature red brick wall. From here there is a door into the reception hall which has stairs to the first floor and a storage cupboard. The sitting room is located to the front and has two double glazed sash windows. To the rear of the hall is the dining room which has a door with stairs down to the basement and a stripped wooden floor.





There is also a utility room with base units, work top, sink along with space and plumbing for a washing machine. There is also a ground floor shower room which comprises a shower, basin and WC.

The landing provides access to both double bedrooms. The main bedroom is located to the rear and adjacent to this there is an en-suite bathroom which comprises a bath, basin and WC. From the main bedroom there are further stairs up to the impressive dressing room which measures approximately 14' x 10'11". This has a double glazed window to the side and is well-equipped with an extensive range of built-in furniture including a dressing table with mirror. Bedroom two is also an impressive double size room is located to the front.

To the front of the property there is an open-plan front garden which is predominantly laid to hard standing providing parking for 2/3 vehicles.

To the rear of the property there is a garden which is enclosed by a red brick wall, the garden is predominantly laid to lawn with a range of trees, flower beds, shrubs and a patio area.

The property has been attractively priced to promote a quick sale and would invite all buyers in a position to proceed to view. Please call for more information

**Disclaimer**

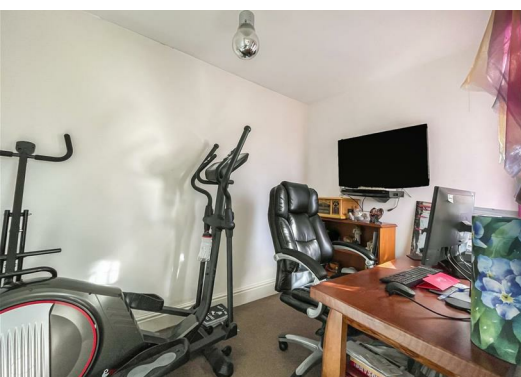
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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