

Ashmere Grove, Ipswich, IP4 2RE

O.I.E.O £175,000 Freehold

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# Ashmere Grove, Ipswich, IP4 2RE

We are pleased to be offering for sale this end terraced property requiring modernisation and updating, located in the Northgate school catchment and within walking distance to town centre, waterfront and bus service. The property is arranged over two floors comprising entry, two reception rooms, kitchen, G/F bathroom, stairs leading up to 3 double bedrooms, further benefits include double glazed windows throughout, gas central heating, detached garage at the bottom of the garden, EARLY INSPECTION RECOMMENDED.

## ENTRY

UPVC door into entry, stairs to first floor, doors to sitting room and dining room.

## SITTING ROOM

14' 9" x 11' 6" (4.5m x 3.51m) Carpeted flooring, radiator, dual aspect double glazed windows to front and side aspect.

## DINING ROOM

14' 9" x 11' 8" (4.5m x 3.56m) Carpeted flooring, dual aspect double glazed windows to front and side aspect, radiator, open fireplace, cupboard under stairs, door through to kitchen.

## KITCHEN

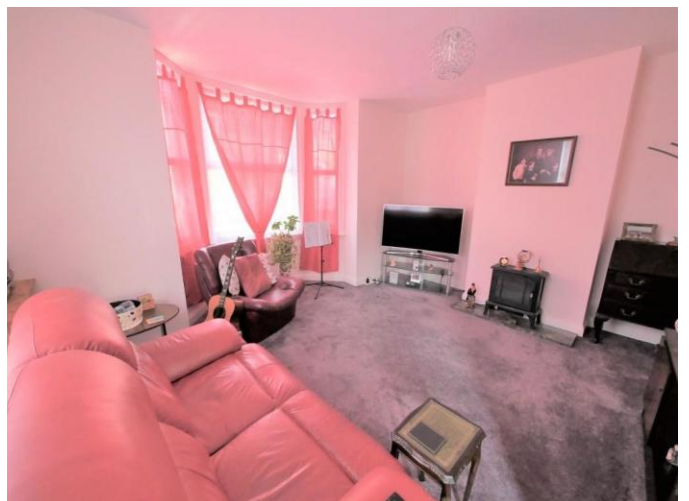
10' 4" x 8' 5" (3.15m x 2.57m) Wall & base units with roll edge work tops, stainless steel sink unit with hot & cold taps, plumbing for washing machine, wall mounted gas boiler, double glazed window to front aspect, gas cooker bayonet, radiator, door to bathroom.

## BATHROOM

9' 1" x 8' 5" (2.77m x 2.57m) Comprising low level WC, wash hand basin and bath with mixer shower attachment, vinyl floor covering, double glazed window to front aspect, radiator, chrome heated towel rail.

## STAIRS

Carpeted stairs and landing, door into bedrooms.





Total Area: 99.8 m<sup>2</sup> ... 1074 ft<sup>2</sup>

### **BEDROOM 1**

14' 9" x 11' 6" (4.5m x 3.51m) Dual aspect double glazed windows to front & side aspect, radiator, walk in wardrobe with loft hatch and double glazed window to front aspect, original fireplace.

### **BEDROOM 2**

11' 8" x 10' 7" (3.56m x 3.23m) Double glazed window to front aspect, radiator.

### **BEDROOM 3**

10' 4" x 8' 6" (3.15m x 2.59m) Carpeted flooring, double glazed window to front aspect, radiator.

### **OUTSIDE**

Enclosed front garden, side gate leading to rear garden with flower borders, fish pond crazy paved area, hazel nut bush, pedestrian door into garage.

### **GARAGE**

14' 10" x 8' 10" (4.52m x 2.69m) Up & over roller door, window to rear aspect, side pedestrian door to rear garden.

### **COUNCIL**

Ipswich Borough Council  
Council Tax Band (B) £1,502.70

### **NEAREST SCHOOLS**

St Helens primary school, & Northgate high school.

### **SERVICES**

We understand all mains services are connected.

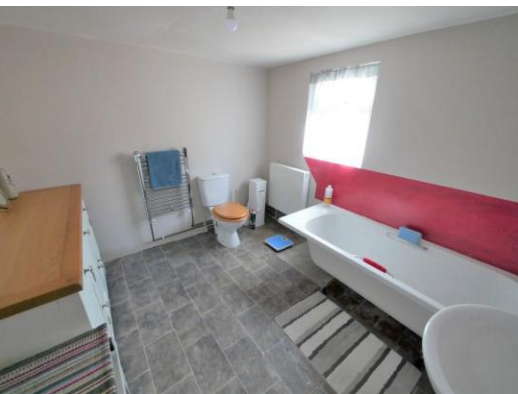
### **Consumer Protection Regulations 2008**

Your Ipswich Ltd has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with Consumer Protection Regulations 2008, which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer.

If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase, please contact us and we will make every effort to be of assistance.

Your Ipswich Ltd, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Your Ipswich Ltd confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Your Ipswich Ltd. Referral commission (where received) is in the range of £60 to £200.

Ashmere Grove IPSWICH IP4 2RE	Energy rating <b>D</b>	Valid until: 16 August 2034
		Certificate number: 2519-6184-3002-0098-9606



**VIEWING STRICTLY BY APPOINTMENT  
THROUGH YOUR IPSWICH LTD**

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