



Westbury Road, Ipswich IP4 4RF

welcome to

Westbury Road, Ipswich

OPEN HOUSE BY APPOINTMENT ONLY SATURDAY 11th OCTOBER

****WESTBURY ROAD **SEMI DETACHED HOUSE **IN NEED OF UPDATING **SO MUCH POTENTIAL **TWO **RECEPTION ROOMS **THREE BEDROOMS **UPSTAIRS BATHROOM **DRIVEWAY **LARGE REAR GARDEN**

****NO ONWARD CHAIN**



Entrance Door Into-Porch

- **Glass surround
- **Entrance door into-

Hallway

- **Stairs to first floor

Understairs W/C

- **Low level W/C
- **Wash hand basin
- **Two windows to the side

Lounge

- 15' 3" Into Bay x 13' 2" Max (4.65m Into Bay x 4.01m Max)
- **Bay window to the front
- **Ornamental fire place
- **Brick feature

Dining Room

- 15' 6" x 10' 9" (4.72m x 3.28m)
- **Patio doors to the rear

Kitchen

- 12' 7" x 7' 9" (3.84m x 2.36m)
- **Sink unit with taps over
- **Adjoining work surface with under cupboards and drawers
- **Matching base units
- **Space for cooker/washing machine and fridge
- **Additional storage
- **Window to the side
- **Door to rear

Landing

- **Stain glass window to the side
- **Access to the loft

Bedroom One

- 16' 6" Into bay x 11' 3" (5.03m Into bay x 3.43m)
- **Bay window to the front

Bedroom Two

13' 3" x 11' 4" (4.04m x 3.45m)

- **Window to the rear

Bedroom Three

- 8' x 7' 6" (2.44m x 2.29m)
- **Window to the front

Bathroom

- **Shower cubical
- **Corner enclosed bath
- **Wash hand basin
- **Low level W/C
- **Obscured window to the rear

Outside

Front Garden

- **Enclosed
- **Paved for off road parking
- **Mainly laid to lawn
- **Gate access to long drive way leading to detached garage

Rear Garden

- **Enclosed by panel fencing
- **Mainly laid to lawn
- **Mature shrubs and hedging
- **Paved seating area



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welcome to

Westbury Road, Ipswich

- EAST IPSWICH
- SEMI DETACHED HOUSE
- TWO RECEPTION ROOMS
- THREE BEDROOMS
- FIRST FLOOR BATHROOM

Tenure: Freehold EPC Rating: E
Council Tax Band: C

£280,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
IPW103916 - 0002

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