



Woodbridge Road, Ipswich IP4 4NS

Not for marketing purposes INTERNAL USE ONLY

welcome to

Woodbridge Road, Ipswich

****TERRACE HOUSE **TWO RECEPTION AREAS **FIRST FLOOR BATHROOM **EN-SUITE **THREE BEDROOMS**

****EAST IPSWICH **STUNNING DECOR **REAR GARDEN WITH SUMMER HOUSE **EXCELLENT SCHOOL CATCHMENTS **CLOSE TO IPSWICH HOSPITAL **VIEWINGS HIGHLY RECOMMENDED**



We are delighted to present this beautifully maintained three-bedroom terraced home, ideally located in the sought-after IP4 area of East Ipswich.

Perfectly positioned, the property is within walking distance of Ipswich Hospital, local GP surgeries, popular restaurants, bars and cafés, while also offering convenient access to the A12, A14 and frequent bus routes into the town centre.

One of the standout features of this home is its versatile layout, offering two separate living/entertaining areas - ideal for both relaxing and hosting. The property further benefits from an upstairs family bathroom as well as an ensuite shower room to the master bedroom, providing added comfort and convenience.

Tastefully decorated throughout, the house combines modern living with charming original period features, giving it warmth, character and flexibility to suit a variety of lifestyle needs. With three well-proportioned bedrooms, the accommodation can be easily adapted for families, professionals or those working from home.

Externally, the property offers a well-kept private garden to the rear, perfect for outdoor enjoyment across the seasons as well as a stunning Summer House.

Entrance Door Into -

Hallway

Sitting Room

13' 4" Into Bay x 12' 11" Max (4.06m Into Bay x 3.94m Max)

Dining Area

Kitchen

16' 6" x 9' 9" (5.03m x 2.97m)

Lobby

Landing

Bedroom One

12' 4" Into Bay x 13' 4" Max (3.76m Into Bay x 4.06m Max)

En-Suite

Bedroom Two

11' 5" x 9' 4" (3.48m x 2.84m)

Bedroom Three

10' 5" x 10' 2" (3.17m x 3.10m)

Bathroom

Outside

Front Garden

Rear Garden



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- EAST IPSWICH
- END-TERRACE HOUSE
- TWO RECEPTION ROOMS
- THREE BEDROOMS
- EN-SUITE

Tenure: Freehold EPC Rating: D
Council Tax Band: B

guide price

£310,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
IPW103945 - 0008

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