

Kirby Street, Ipswich IP4 4PZ

welcome to

Kirby Street, Ipswich

In East Ipswich, this three/four bedroom house benefits from good sized accommodation, and refitted kitchen and bathroom with impressive finish. Early viewing is recommended to appreciate the quality of accommodation on offer.





Beautifully renovated three-bedroom mid-terrace home in the heart of East Ipswich.

We are delighted to offer this stunning three-bedroom mid-terrace house, perfectly positioned in the heart of East Ipswich. Recently renovated and redecorated throughout, this home is truly ready to move straight into-no work required.

Set back from the road, the property features two inviting living areas, a modern kitchen, and three generously sized bedrooms, with the added bonus of a potential study room upstairs. Renovated to a high standard and offered with no onward chain, it presents an excellent opportunity for first-time buyers and investors alike.

Ideally located close to Ipswich Hospital, local shops, doctors' surgery, restaurants, and bars, the property also offers easy access to the A12 and A14. For those who enjoy walking, the town centre is within comfortable reach.

Situated within excellent school catchment areas, this versatile and beautifully finished home is ideal for a wide range of buyers and is a must-see.

Entrance Hall

Living/Dining Room

24' 4" x 12' 4" (7.42m x 3.76m)

Kitchen

12' 4" x 15' 6" (3.76m x 4.72m)

Ground Floor Bathroom

First Floor Landing

Bedroom One

11' 9" x 12' 3" (3.58m x 3.73m)

Bedroom Two

11' 9" x 9' 3" (3.58m x 2.82m)

Bedroom Three

11' 5" x 6' 8" (3.48m x 2.03m)

Room Four

6' 9" x 12' 1" (2.06m x 3.68m)











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- EAST IPSWICH
- LARGE RECEPTION ROOM
- GROUND FLOOR BATHROOM
- FULLY REFURBISHED KITCHEN
- PLEASANT GARDEN

Tenure: Freehold EPC Rating: D

Council Tax Band: B

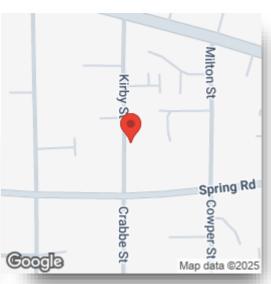
guide price

£270,000









Please note the marker reflects the postcode not the actual property

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Property Ref: IPW103993 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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