



Ernleigh Road, Ipswich IP4 5LU

welcome to

Ernleigh Road, Ipswich

**SEMI DETACHED HOUSE **RECENTLY RENOVATED ** PORCH **KITCHEN/DINER **SEPARATE LOUNGE **CLOAKROOM **FIRST FLOOR BATHROOM
**THREE BEDROOMS **CLOSE TO ALL FACILITIES **OFF ROAD PARKING FOR TWO CARS **GOOD SIZE REAR GARDEN **ELECTRIC CAR CHARGER
**VIEWINGS HIGHLY RECOMMENDED



We are delighted to offer this beautifully presented three-bedroom semi-detached home, ideally located in the heart of East Ipswich. The property sits within easy walking distance of highly regarded schools, including Britannia Primary School and Copleston High School.

Since being purchased a two years ago, the home has been fully renovated to a high standard. Improvements include a brand-new kitchen and bathroom, reconfiguration to create a modern open-plan kitchen/dining area, along with new carpets and tasteful decorative finishes throughout. The result is a stylish and contemporary home ready for immediate occupation.

The location is equally impressive, with Ipswich General Hospital, doctors' surgeries, shops, restaurants, bars, and other local amenities all within a short walk. There is also excellent access to the A12 and A14, as well as convenient bus routes in and out of the town, making this an ideal choice for a wide range of buyers.

Externally, the property benefits from a generous rear garden and off-road parking. Early viewing is highly recommended to fully appreciate all that this superb home has to offer.

Entrance Door Into-

Porch

Hallway

Lounge

Kitchen/Diner

Loby

Cloakroom

Landing

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

Outside

Front Garden

Rear Garden

Agency Note



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Ernleigh Road, Ipswich

- EXCELLENT SCHOOL CATCHMENTS
- SEMI DETACHED HOUSE
- COMPLETELY RENOVATED WITH CAR CHARGER
- KITCHEN/DINER
- SEPARATE LOUNGE

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers in excess of

£350,000



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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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