



hizzy
property

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88

86 Ranelagh Road, Ipswich, IP2 0AB

£225,000

About the property

A stylish Victorian style red brick 3 storey townhouse located in an area of the town that's close to most amenities and facilities including the town centre, Ipswich town FC, the trendy waterfront with its smart bars and restaurants and the train station is literally just a few minutes walk away with a service to London Liverpool Street. The property benefits from off road parking and a secluded private garden overlooking the river Orwell. The property offers versatile living space ideally suited to a couple or small family and includes a kitchen/diner with walk in pantry, living room with wood burner, 3 bedrooms, a family bathroom and a generous sized landing with plenty of storage space.

Outside

To the front there is a private courtyard in the basement and steps up to the front door. Access around the side leads to the rear where there is a decent sized timber decking area directly to the rear of the property, ideal for al fresco dining. There is also a useful storage shed. There is a path across the rear for neighbouring properties and then a gate which leads to the private garden and terrace which overlooks the river. The garden section is about 40ft in length but is quite narrow. To the rear of the garden is a timber decking area which overlooks the river. To the side of the property there is a parking area for the residents with one allocated space belonging to the property along with a visitor space.

Useful info

We understand the property has all mains services connected with the heating gas fired via radiators. The current council tax band is A and the What3words location is [///plenty.tunnel.comb](https://www.what3words.com/plenty.tunnel.comb)





- Stylish 3 Storey Victorian Townhouse
- Walking Distance to the Train Station
- Private Garden Overlooking the River Orwell
- Family Bathroom

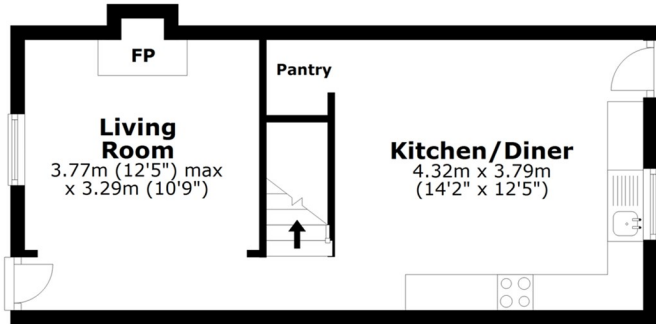
- 3 Generous sized Bedrooms
- Close to the Trendy Waterfront Marina
- Living Room with Wood burner

- Close to the Town centre
- Off Road Parking to the side
- Kitchen/Diner with Walk in Pantry

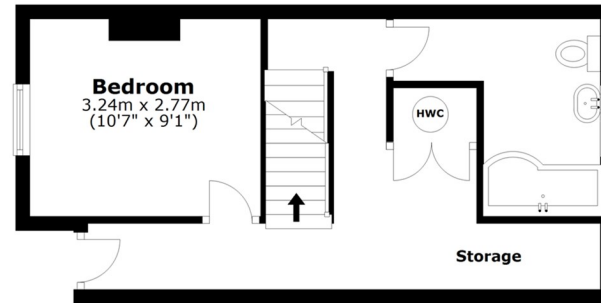




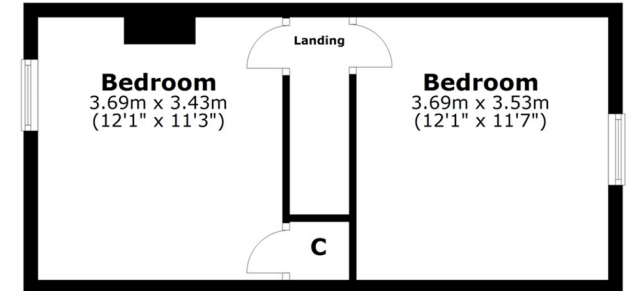
Ground Floor



First Floor



Second Floor



Total area: approx. 94.5 sq. metres (1017.7 sq. feet)

The floor plan is intended as a guide only.
Plan produced using PlanUp.

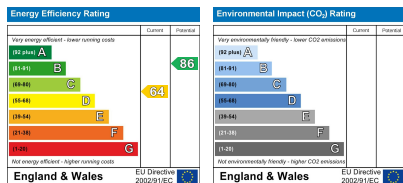
THEY LOVE

The location is just brilliant and close to everything in the town.

WE LOVE

The stylish look of the property and the versatile layout is just great.

EPC



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