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# 57 Finchley Road, Ipswich, IP4 2HT

## £150,000

- Three First Floor Bedrooms
- Requires Updating
- Living/Dining Room
- Easy Access to the Town Centre
- No Chain Delay
- Generous sized Rear Garden
- Downstairs Bathroom
- Close to Christchurch Park

### About the property

A three bedroom terraced property located close to Christchurch park and with easy access to the town centre. The property does require some updating and is being offered for sale with no chain delay. The living space includes a living/dining room, kitchen, downstairs bathroom and three bedrooms on the first floor.

### Outside

The rear garden includes a paved patio area with steps down to the remainder of garden which is laid to lawn. The property would potentially qualify for resident parking (Payment to the Council Required).

### Useful info

The property has mains gas, water, drainage & electricity connected. The heating is gas fired via radiators and we understand that a new boiler is being fitted (no services have been tested by the agents). The council tax band is currently band A with the local authority being Ipswich Borough Council, Grafton House, 15-17 Russell Road, Ipswich IP1 2DE. Broadband download and upload speed up to 1000Mbps (source Ofcom). Mobile Indoor coverage likely on EE, Vodafone and O2 and limited on Three. Outdoor coverage likely on all networks (source Ofcom). The What3words location is ///narrow.dine.free. AGENTS NOTE: Estate Agents Act 1979. A person at Hizzy Property is related to the seller of this property, and as such, all interested parties should be aware of this when considering an offer. For full transparency, we encourage you to seek independent legal advice regarding the transaction."

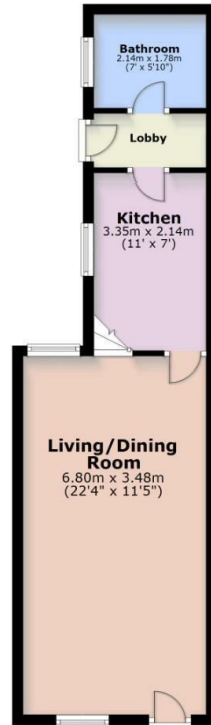




# Floor Plan

## Ground Floor

Approx. 37.5 sq. metres (403.8 sq. feet)



## First Floor

Approx. 30.9 sq. metres (333.1 sq. feet)



Total area: approx. 68.5 sq. metres (736.9 sq. feet)

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

# EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>81</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>65</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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