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Richmond Road

North / West Ipswich, Ipswich, IP1 4DP

Offers in excess of £220,000



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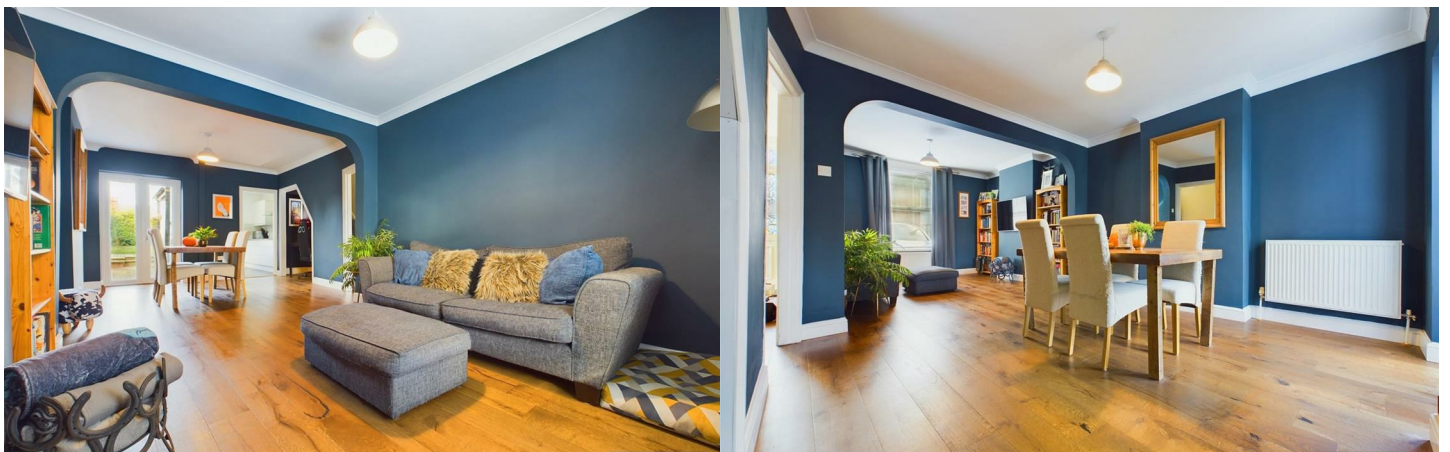
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Summary

SEMI-DETACHED HOUSE - TWO DOUBLE BEDROOMS - DRIVEWAY FOR TWO VEHICLES - UPSTAIRS SHOWER ROOM & DOWNSTAIRS W.C - EXCELLENT CONDITION THROUGHOUT

Foxhall Estate Agents are delighted to offer this very well presented two double bedroom semi-detached house in a popular North / West Ipswich location with off road parking for two cars. Located within walking distance to Ipswich town centre, mainline train station, local bus routes and plenty of local amenities including supermarkets.

The property comprises of an entrance hallway, double aspect lounge/dining room with office space, kitchen, inner lobby and w.c downstairs. Upstairs there are two double bedrooms, a large modern shower room and landing with storage. Further benefitting from a driveway for two cars and an approximately 125ft private rear garden.

The town of Ipswich offers a range of amenities including schools, university, independent and high street shops, hospital, theatres & cinemas, vast selection of restaurants & bars, beautiful parks such as the historic Christchurch Park and the popular Orwell Country Park as well as many more recreational and educational facilities. The town centre homes the mainline railway station which provides direct links to London Liverpool Street and where you can also find the beautiful Ipswich Marina which has undergone extensive redevelopment over the years to create a wonderful vibrant waterfront which is lined with restaurants, cafes, galleries and shops.

Front Garden

Hardstanding providing off road parking for two cars with a drop down curb. Brick path to the front door and gated side access to the rear garden.

Entrance Hall

Front aspect double glazed upvc front door into the hallway, wooden flooring, radiator, side aspect opening to the lounge/diner and stairs to the first floor.

Lounge/Diner

23'5" x 12'1" (7.16 x 3.69)

Front aspect double glazed window, rear aspect double glazed french doors into the garden, open workspace area, wooden flooring, radiators x2, open through to the kitchen.

Kitchen

9'11" x 7'11" (3.038 x 2.433)

Base and eye level units, square edge worktops with tiled splashbacks, integrated electric hob with extractor over, integrated electric oven and grill, integrated sink and drainer with extendable hose tap, space for washing machine, space for dishwasher, side aspect double glazed window, vinyl flooring, open through to the lobby.

Inner Lobby

Side aspect upvc double glazed door to the garden, space for a fridge freezer, vinyl flooring and rear aspect door to the W.C

Cloakroom W.C

Rear aspect obscured double glazed window, fully tiled walls and flooring, low level W.C., vanity wash hand basin, wall mounted regularly serviced boiler and a radiator.

Landing

Doors to both bedrooms and the shower room, loft access, over stairs storage cupboard, carpeted flooring, radiator.

Bedroom One

13'9" x 11'1" (4.199 x 3.379)

Two front aspect double glazed windows, two built in wardrobes, carpeted flooring, radiator.

Bedroom Two

11'10" x 9'0" (3.630 x 2.757)

Rear aspect double glazed window overlooking the garden, carpeted flooring, radiator.

Shower Room

10'0" x 8'0" (3.05 x 2.44)

Double width walk in shower cubicle with tiled walls, vanity wash hand basin with tiled splashback, low level W.C., heated towel rail, vinyl flooring, rear aspect obscure double glazed window.

Rear Garden

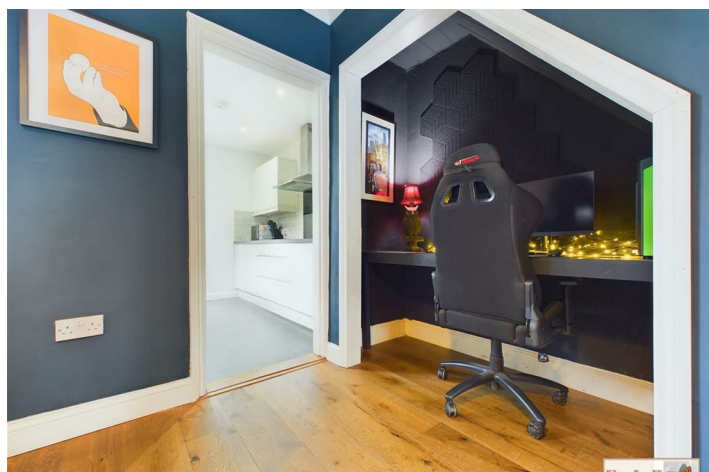
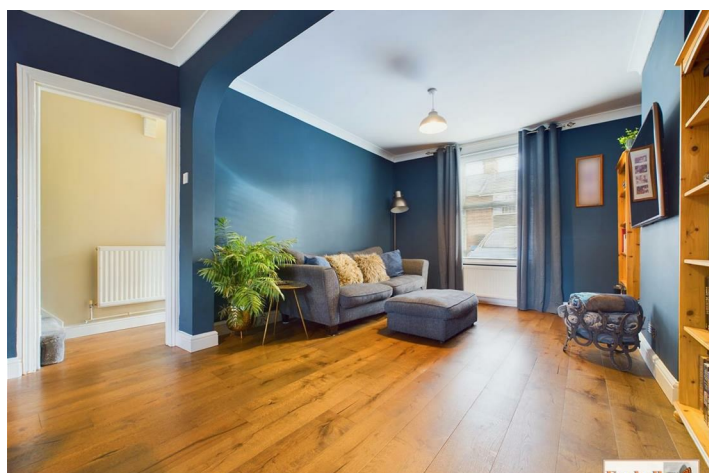
Approximately 125ft in length the rear garden is enclosed to panel fencing, there is a decked area, path to the rear and a variety of mature shrubs and trees.

Agents Note

Tenure - Freehold

Council Tax Band - A

The property was underpinned in 2008, we hold a certificate of structural adequacy on file. Please contact the office for more information.









Road Map



Hybrid Map



Terrain Map



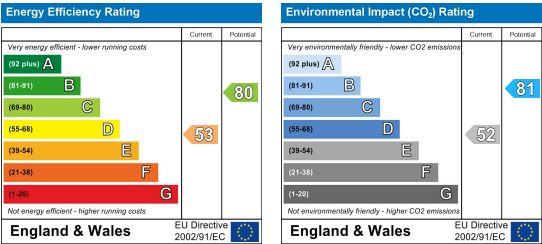
Floor Plan



Viewing

Please contact us on 01473 721133 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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