



Waveney Road, Ipswich,
£160,000

 **GRACE**
ESTATE AGENTS

 2  1  2  D

- ESTABLISHED HOME
 - MID TERRACE
 - TWO BEDROOMS
 - TWO RECEPTIONS
 - FITTED KITCHEN
 - MODERN BATHROOM
 - DOUBLE GLAZING
- GAS TO RADIATOR HEATING
- GENEROUS REAR GARDEN
- CLOSE TO FACILITIES

A great opportunity to acquire this two bedroom, two reception mid terrace house located in this convenient location close to local supermarkets, retail park, schooling and A12/A14.

PROPERTY:

A great opportunity to acquire this two bedroom two reception established house located close to facilities. This lovely property offers most of those everyday facilities to include:-double glazing, gas to radiator central heating (with modern boiler), fitted kitchen, modern bathroom and generous rear garden. The accommodation comprises:- second reception/dining room, inner lobby, living room, kitchen, rear lobby and bathroom. The first floor has a landing and two double bedrooms. Outside there is a small front garden and the rear is of good size.

Council Tax: Band A
Ipswich



LOCATION:

Waveney Road (IP1) is situated to the west side of Ipswich close to local schools, shops, supermarkets and restaurants. The town centre is within easy reach with a wide variety of shops, supermarkets, the Buttermarket and Sailmakers shopping centres as well as Ipswich mainline station for access to London Liverpool Street. The A14 trunk road is also close by for Bury St Edmunds, Colchester and Felixstowe.





SECOND RECEPTION/DINING ROOM:

11'0 x 10'6 (3.35m x 3.20m)
Double glazed entrance door to:- Double glazed window to front elevation, radiator and fire surround with open alcove.

INNER LOBBY:

Stairs to first floor landing and access to living room:-

LIVING ROOM:

11'3 x 10'5 (3.43m x 3.18m)
Double glazed window to rear elevation, radiator and two storage cupboards under stairs. Access to :-

KITCHEN:

9'6 x 5'10 (2.90m x 1.78m)
Stainless steel sink unit with cupboards under, a range of floor standing cupboards and drawers with adjacent work tops, wall mounted cupboards, stainless steel filter hood over oven area, space for fridge/freezer and double glazed window to side elevation.

REAR LOBBY:

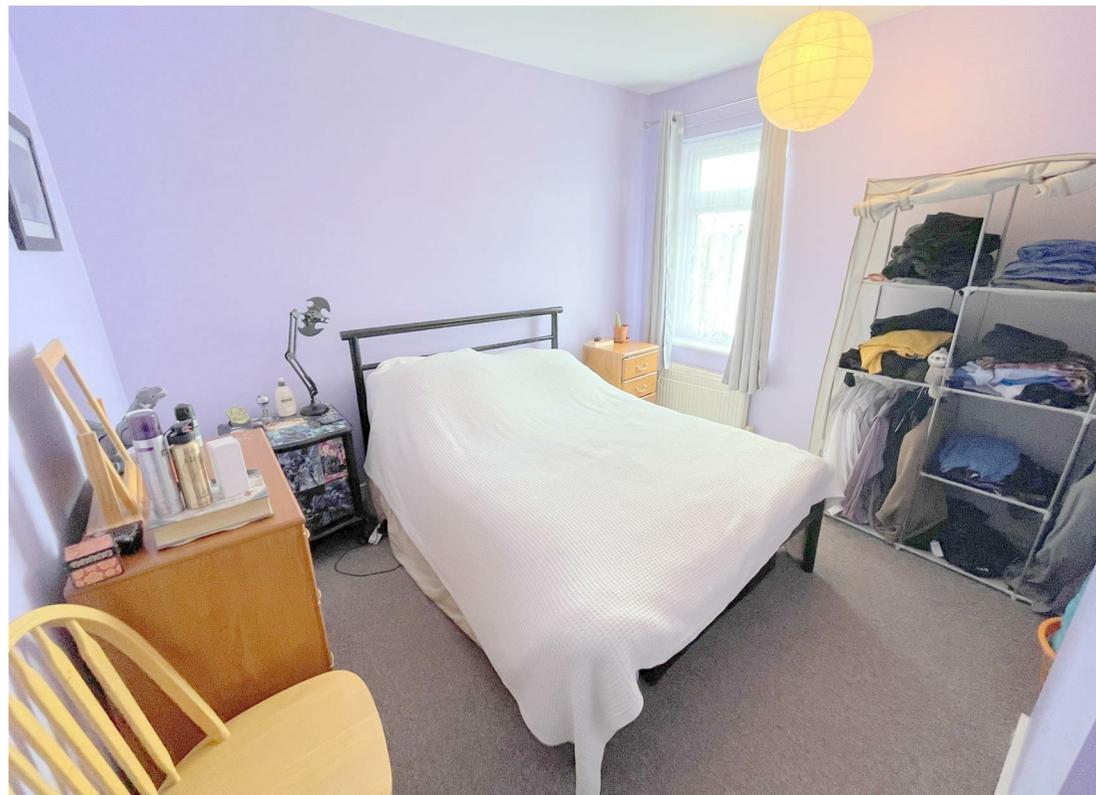
5'10 x 3'1 (1.78m x 0.94m)
Plumbing for washing machine and double glazed door to garden. Access to :-

BATHROOM:

6'3 x 5'7 (1.91m x 1.70m)
Double glazed frosted window to side elevation, low level WC, pedestal wash hand basin with mixer tap, panel bath with mixer tap shower spray and screen. Tiled splashbacks, radiator and drop light switch.

LANDING:

Access to both bedrooms.



BEDROOM ONE:

11'1 x 10'1 (3.38m x 3.07m)

Double glazed window to rear elevation and radiator.

BEDROOM TWO:

11'0 x 10'7 (3.35m x 3.23m)

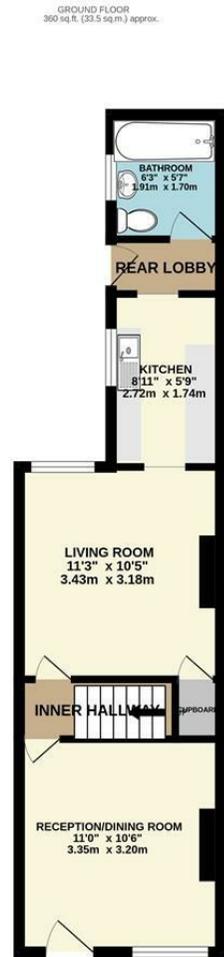
Double glazed window to front elevation, radiator and built in bulk head storage cupboard.

OUTSIDE:

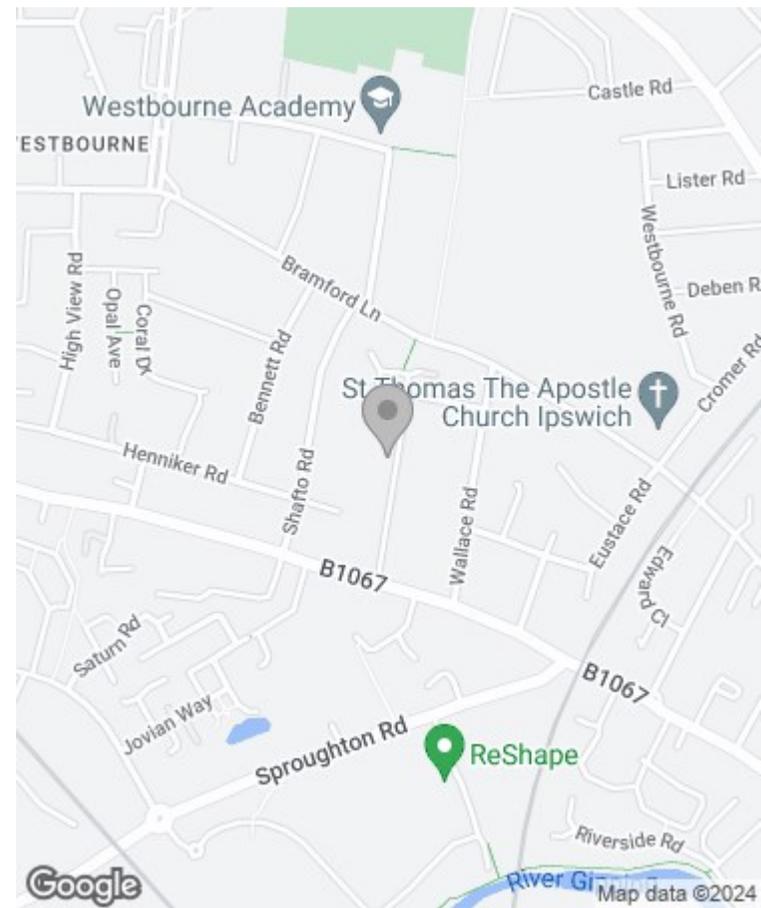
A generous 100ft plus (approx) enclosed rear garden mainly laid to lawn and bordered with mature shrubs and trees. To the rear of the house there is a hardstanding area and a small path.

To the front of the property there is a concrete path leading to the front door and a shingled area with a dwarf brick wall along the boundary.





TOTAL FLOOR AREA : 623 sq.ft. (57.9 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropix ©2024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not energy efficient - higher running costs			
		60	81
England & Wales		EU Directive 2002/91/EC	

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

Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.