



SINGER
COTTAGES
1876

AUBURN
VILLAS
1898

Richmond Road, Ipswich,
£195,000

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- Three Bed Mid Terrace
- Ideal for First Time Buyers
- 120ft (approx) Rear Garden
- Ground Floor Bathroom
 - Off-Road Parking
- Two Reception Rooms
 - No Onward Chain



NO ONWARD CHAIN!

A three bedroom mid terrace house with off-road parking and a good size rear garden, situated in the West of Ipswich.

The Property

The property features off-road parking to front, and side access to a 120ft (approx) rear garden with plenty of potential to landscape. The ground floor offers versatile living accommodation with two reception areas, fitted kitchen and bathroom. To the first floor you will find three double bedrooms.

Location

Situated to the popular West side of Ipswich, close to the town centre, local amenities and providing quick and easy access to the A12 and A14 trunk roads as well as Ipswich Train Station which provides mainline railway links to London Liverpool Street. Located close to amenities, including supermarkets and local schools, the property is an ideal family home and would be perfect for a first time buyer.





Ground Floor

Dining Room

10'11" x 11'0" (3.33 x 3.36)

Overlooking the front aspect, with wood effect flooring and door leading to:

Living Room

11'0" x 11'0" (3.36 x 3.36)

With decorative feature fireplace and window overlooking the rear, door leading to:

Kitchen

17'2" x 6'0" (5.24 x 1.85)

Comprising a range of grey wall and floor base units, inset stainless steel sink and drainer, plumbing and space for washing machine, integrated single electric oven and gas hob with overhead extractor fan, space for fridge freezer, window to side aspect and doors leading to rear garden and:

Bathroom

Three piece suite comprising mixer shower over bath with shower screen, pedestal wash hand basin and low level WC, partially tiled with wood effect flooring.



First Floor

Bedroom One

10'11" x 12'7" (3.33 x 3.84)

Spacious double bedroom overlooking front aspect.

Bedroom Two

11'0" x 9'9" (3.36 x 2.99)

Second double bedroom overlooking the rear.

Bedroom Three

11'3" x 6'0" (3.44 x 1.85)

Small double bedroom situated to the rear of the property.



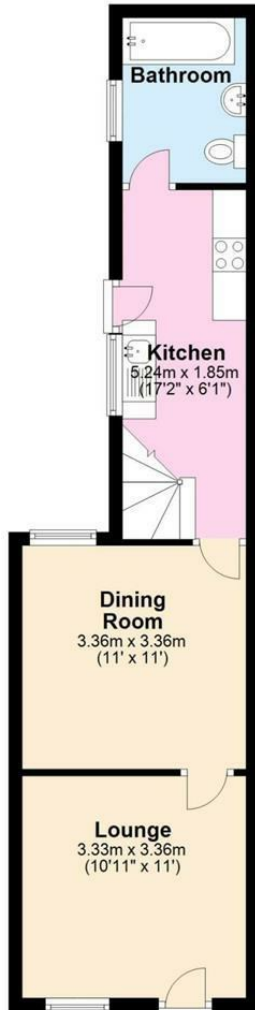
Outside

An expansive 120ft (approx) rear garden with side access via passage way with lots of potential to landscape and modernise. Mainly laid to lawn with mature trees and shrubs bordering the garden.

The front of the property is block paved with one car parking space and access to the side passage.

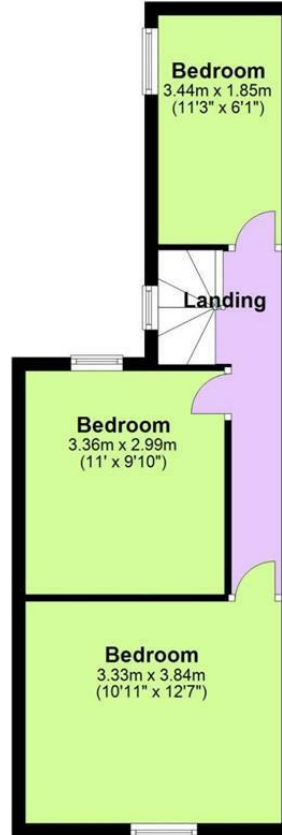
Ground Floor

Approx. 37.5 sq. metres (403.2 sq. feet)



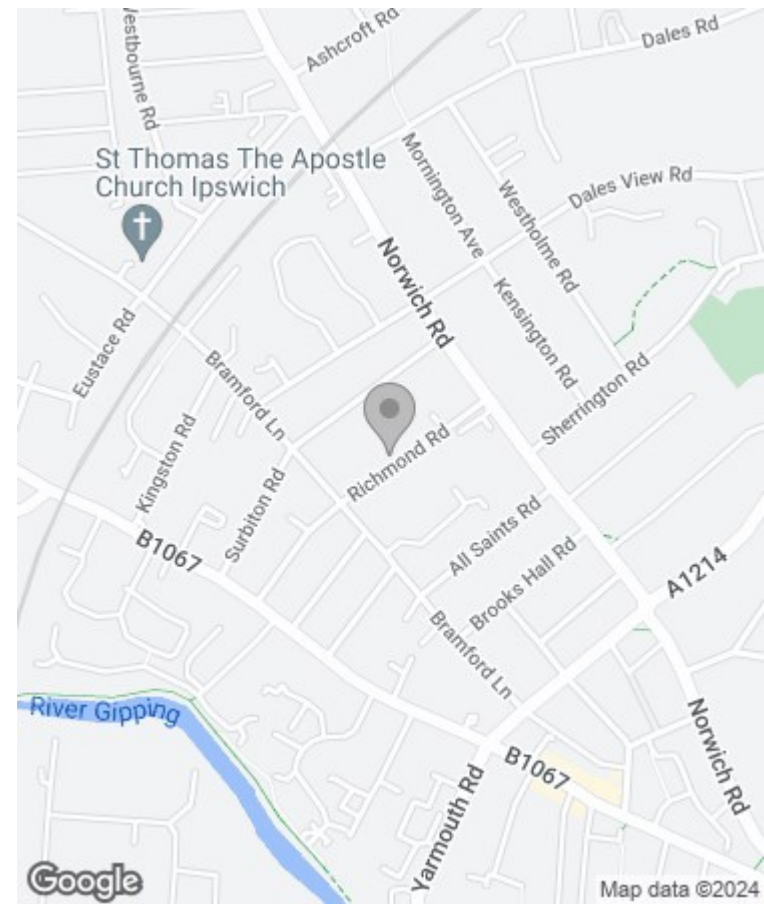
First Floor

Approx. 36.0 sq. metres (387.2 sq. feet)



Total area: approx. 73.4 sq. metres (790.4 sq. feet)

56 Richmond rd, Ipswich



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			
		63	
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.

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