

Bulstrode Road, Ipswich, Suffolk
£140,000

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PROPERTY:

This two bedroom Mid-Terraced property is situated within close proximity to Ipswich town centre, Marina and train station and makes for an ideal investment property. It benefits from two reception rooms, two bedrooms and a fitted kitchen. Outside comprises of a rear paved garden and on road permit parking.

Council: Ipswich Borough

Tax Band: A

LOCATION:

Bulstrode Road is located within walking distance to Ipswich Marina and a short drive into Ipswich town centre. Easy access onto the A14 leading to Felixstowe and Bury St Edmunds and Ipswich Train Station with links to London, Norwich, Cambridge and more!

LIVING ROOM:

11'6" x 10'10"

Double Glazed window and door to front aspect. Stairs to First Floor. Feature fireplace with chimney recess either side. Built In Shelving and cupboards for meters

DINING ROOM:

10'11" x 10'10"

Double glazed window to rear aspect. Feature fireplace with chimney recess either side, understairs storage recess. Door to:

KITCHEN

9'8" x 7'0"

Double glazed window and door to side aspect. Range of base and eye level units with space for oven and fridge freezer.

FIRST FLOOR:

BEDROOM ONE:

11'6" x 10'10"

Double glazed window to front aspect. Feature fireplace with chimney recess and built-in storage cupboard.

BEDROOM TWO:

10'10" x 10'10"

Double glazed window to rear aspect. Door to:

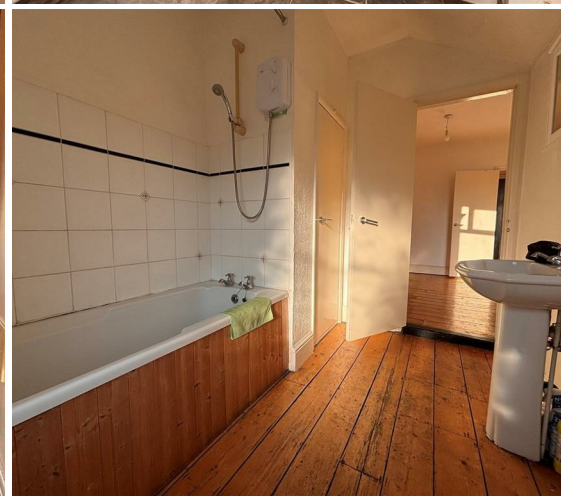
BATHROOM:

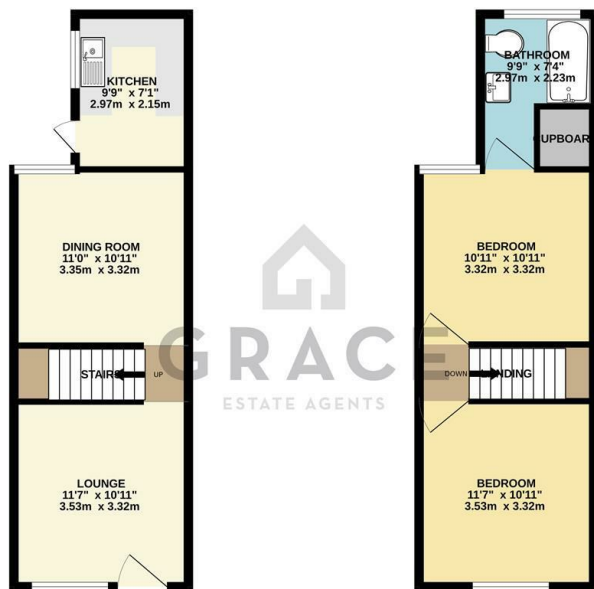
9'8" x 7'3"

Double glazed frosted window to rear aspect. Panel bath with wall mounted electric shower with adjustable shower head, pedestal hand basin and low flush WC.

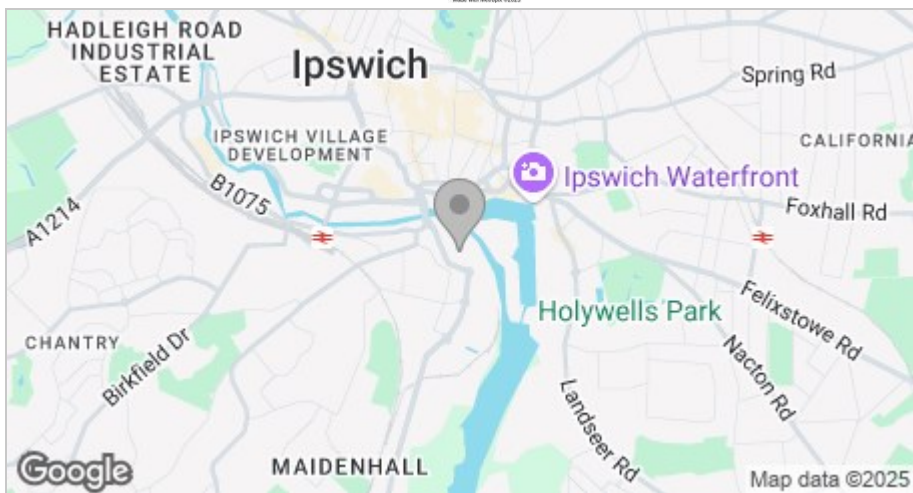
REAR GARDEN:

The private rear garden is enclosed and benefits from a paved patio and rear access.





While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 is made with respect to their operation or efficiency can be given.



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.

Accommodation

- Two Bedroom, Mid-Terraced Home
- NO ONWARD CHAIN
- Two Separate Reception Rooms
- Renovation/Modernisation Project
- Paved Rear Garden
- On-Street Permit Parking
- Council Tax Band A
- Upstairs Bathroom
- Perfect First Time Purchase or Investment Opportunity

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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	

