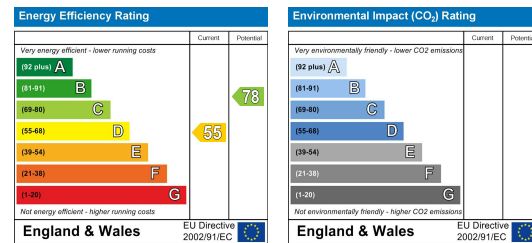


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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404 Woodbridge Road, Ipswich, IP4 4EH

£225,000

This double bay fronted two bedroom semi detached house offers over 1100 sq ft living accommodation, located in the Northgate school catchment the property includes, living room, dining room, first floor bathroom, kitchen, garden to rear and is offered to market end of chain



THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.



404 Woodbridge Road, Ipswich, IP4 4EH

IPSWICH

Ipswich is the county town of Suffolk and provides a comprehensive range of educational, commercial and recreational facilities and an excellent link to London Liverpool Street Railway Station (about 70 mins). The town has two shopping centres, shops, restaurants, bars, two multi screen cinemas, music & entertainment venues and many sports clubs and societies. The Waterfront docks has an on going regeneration providing an excellent marina, recently built high tech University & college, restaurants, bars and residential development.

ENTRANCE HALLWAY:

Wooden flooring, radiator, stairs to first floor and doors to..

LIVING ROOM: 12'11" x 12'0" (3.96 x 3.67)

Double glazed bay window to front, radiator.

DINING ROOM: 12'10" x 12'0" (3.93 x 3.67)

Double glazed window to rear and radiator.

KITCHEN / BREAKFAST ROOM: 9'11" 11'1" (3.04 3.38)

Double glazed window to rear, wall and base units, space for appliances and opening to rear lobby

LANDING:

Doors to...

BEDROOM ONE: 13'0" x 10'5" (3.98 x 3.2)

Double glazed bay window to front and radiator.

BEDROOM TWO:

Double glazed window to rear and radiator.

BATHROOM:

Window to rear, panelled bath with shower over, low WC, hand wash basin.

OUTSIDE:

Rear garden

Lawn with fenced surround.

Front garden

Path to front door

