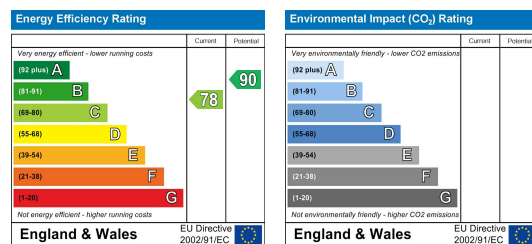


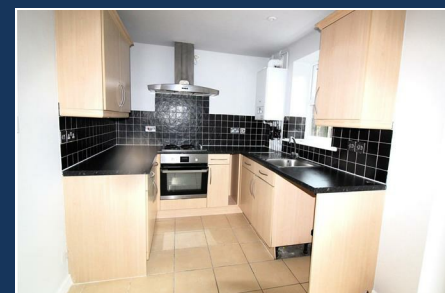
Total area: approx. 79.0 sq. metres (850.4 sq. feet)
Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only
Plan produced using PlanUp.



286a Woodbridge Road, Ipswich, IP4 2QU

£250,000

P and H Estates proudly present this recently improved three-bedroom, three-storey townhouse situated in the desirable East of Ipswich, boasting excellent school catchments. This property offers a spacious living room, a well-appointed kitchen dining room, bathroom, double glazing, gas central heating, and a rear garden. With its convenient location and recent enhancements, this property promises comfortable and stylish living for its future occupants. Contact us now to arrange a viewing and secure your chance to own this attractive home.



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.



286a Woodbridge Road, Ipswich, IP4 2QU

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 hall

Stairs to first floor and door to...

Living room 13'6" x 11'6" (4.12 x 3.52)

Double glazed window to front, radiator, door to ..

Kitching Dining room 14'6" x 7'4" (4.43 x 2.26)

Double glazed doors to rear, double glazed window to rear, wall and base units, work top with splash back tiles, sink and drainer, built in oven hob, extract, space for appliances, wall mounted boiler, radiator.

Landing

Doors to ...

Bedroom 11'9" x 7'6" (3.60 x 2.30)

Double glazed window to front, radiator.

Bedroom 9'1" x 8'2" (2.78 x 2.49)

Double glazed Velux window, radiator..

Bathroom

Double glazed window to rear, panelled bath, mixer tap with shower head, hand wash basin, low level WC.

Landing

door to ..

Bedroom 14'8" x 14'6" (4.48 x 4.43)

Double glazed window to front, radiator.

Outsidie

Raised front.

Rear garden, raised lawn area, shingle patch, fenced surround, side access.

Off road parking.

P and H estates

01473 353287



Total area: approx. 79.0 sq. metres (850.4 sq. feet)
Expertly Prepared By www.expert-estimator.com - Not To Scale - For Identification Purposes Only
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