



Not for marketing purposes INTERNAL USE ONLY

Highfield Road
Ipswich



Property Description

Located to the west side of Ipswich you'll find this extended semi-detached family home offered with the added bonus of no onward chain. The property has huge potential to be improved and comprises of three bedrooms, two reception rooms, kitchen/diner, bathroom & separate w/c, front and rear gardens, garage, carport and off road parking.

The property is well Located close to local schools, parks, and amenities, with easy access to Ipswich town centre and major transport links, making it an excellent choice for families or professionals.

Ipswich has a cutting-edge theatre and arts scene, many schooling facilities, cosy Suffolk pubs, and a vibrant community of independent stores. Ipswich also has the benefit of being home to a mainline railway station that gives direct access into London Liverpool Street, Cambridge, Norwich and many more destinations.

It also benefits from a rejuvenated waterfront Marina which boasts many restaurants, bars and cafes.

Entrance Porch

Accessed via upvc double glazed wood effect entrance door, upvc double glazed wood effect leaded light window to front, tiled flooring and an arch to:

Entrance Hall

Stairs rising to the first floor with storage cupboard under, radiator, tiled flooring and doors giving access to:

Living Room

12' 10" max x 11' 10" (3.91m max x 3.61m)
Upvc double glazed wood effect leaded light windows to front, radiator, tiled flooring an access to:

Dining Room

8' 9" x 7' 6" (2.67m x 2.29m)
Upvc double glazed wood effect window to side, radiator, tiled flooring and ceiling with inset spotlighting.

Kitchen/Diner

20' x 8' 1" (6.10m x 2.46m)
Upvc double glazed wood effect window to rear and side, single drainer sink with mixer spray tap inset into roll edge work surface with cupboards and drawers under and above, space and plumbing for washing machine, space for fridge, built-in hob, space for built-in oven, boiler, upvc double glazed wood effect door giving access to the rear garden, radiator and tiled floor and walls.

First Floor Landing

Upvc double glazed wood effect window to side, the ceiling provides loft access, radiator, airing cupboard and doors to:

Bedroom One

13' 5" into bay x 11' max (4.09m into bay x 3.35m max)
Upvc double glazed wood effect leaded light bay window to front, radiator and coved ceiling.

Bedroom Two

11' 5" x 10' max (3.48 m x 3.05m max)
Upvc double glazed leaded light wood effect window to front and radiator.

Bedroom Three

8' 3" x 7' 2" (2.51m x 2.18m)

Upvc double glazed wood effect led light window to front, radiator and storage cupboard.

Bathroom

Upvc double glazed leaded light windows to rear, vanity wash and basin with mixer tap, shaped and paneled bath with mixer tap and shower attachment, radiator, wood effect flooring and tiled walls.

Separate W/C

Upvc double glazed wood effect led light window to side, wood effect flooring, low-level w/c and tiled walls.

Outside

To the front of the property there is a drive providing off-road parking leading to the carport and garage.

The rear garden of the property is 60 foot in length, has a paved patio area, mature shrubs and covered patio area.

Garage

16' 5" x 8' 8" (5.00m x 2.64m)

Roller door with work pit.

Agent Note

"It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly."





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Tenure: Freehold



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