

Woodbridge Road, Ipswich, IP4 2EG



welcome to

Woodbridge Road, Ipswich

GUIDE PRICE £375,000-£400,000 This mid-terraced house is set up as an HMO and would make an excellent investment opportunity, benefiting from six generous bedrooms, fire doors & fire alarms fitted throughout, newly fitted windows throughout and NO ONWARD CHAIN!!













Entrance Hall

Split into two rooms with carpet flooring and one radiator.

Kitchen

15' x 7' 6" (4.57m x 2.29m)

Long, sweeping kitchen with hard tiled wood effect flooring throughout, a range of eye and base level units in wood with white quartz effect worktop surfaces, a stainless steel sink plus drainer and chrome mixer tap, integrated oven with electric hob and extractor hood, space for a fridge/freezer and washing machine, tiled splashback, spot lights, wall mounted gas fired boiler and two double glazed windows to the side.

Conservatory

7' 9" x 6' 7" ($2.36m \times 2.01m$) Double glazed windows to the side and rear, door leading to the garden, tiled flooring and fitted down lighters.

Ground Floor Master Bedroom

14' 6" x 9' 2" (4.42m x 2.79m) Double glazed window to the front, four built in wardrobes, carpet flooring, one radiator and a door leading to the en suite.

En Suite

8' 8" x 3' 8" (2.64m x 1.12m)

This en suite has been split into two rooms with a low level WC, corner bath with chrome taps, fully tiled walls, stone effect flooring, extractor fan, one radiator, a bidet and a double glazed window to the rear.

First Floor Landing

Airing cupboard, carpet flooring, one radiator and loft hatch with drop down ladder.

Bedroom Two

11' 5" x 10' 3" ($3.48m \times 3.12m$) Double glazed window to the rear, two built in wardrobes, carpet flooring and one radiator.

Bedroom Three

11' 2" x 6' 4" (3.40m x 1.93m) Double glazed window to the front, three built in wardrobes, carpet flooring and one radiator.

Bedroom Four

11' 1" max x 7' 4" (3.38m max x 2.24m) Double glazed window to the front, carpet flooring and one radiator.

Bathroom

7' 7" x 7' 3" ($2.31m \times 2.21m$) Double glazed window to the side, tiled flooring, part tiled walls, low level WC, pedestal wash hand basin, bath with overhead shower and one radiator.

Basement Bedroom Five

14' 9" x 11' (4.50m x 3.35m) Spacious bedroom with a double glazed window to the front, carpet flooring, one radiator, exposed beams and two built in wardrobes.

Basement Bedroom Six

13' x 11' 4" (3.96m x 3.45m) This is the garden room and benefits from a double glazed window to the rear, a door leading to the garden, carpet and wood effect flooring, one radiator, exposed beams and brick wall, two built in wardrobes and fitted shelving.

Outside: Front Garden

A walled front garden with a step up leading to the front door.

Rear Garden

Block paved rear garden with a fully enclosed border, access to the basement, a double gate giving access to two parking spaces in the garden and an outside tap and light.





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Woodbridge Road, Ipswich

- Set up ready for an HMO
- Six generous bedrooms
- No onward chain
- Off street parking for two+ vehicles
- Fire doors & fire alarms fitted throughout

Tenure: Freehold EPC Rating: D

guide price

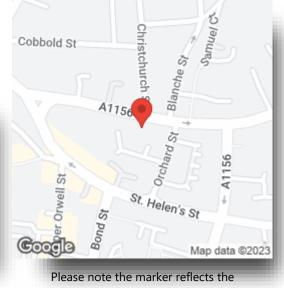
£375,000 - £400,000





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postcode not the actual property



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