



**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 x 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 x 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 x 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**



Please note the marker reflects the postcode not the actual property

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