



Woodbridge Road, Ipswich, IP4 2EG

welcome to

Woodbridge Road, Ipswich

This mid-terraced house would make an excellent investment opportunity, benefiting from six generous bedrooms, a conservatory, fire doors and fire alarms fitted 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, a washer dryer and new dishwasher (to stay), tiled splashback, spot lights, wall mounted gas fired boiler and two double glazed windows to the side.

Sun Room

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.

Basement Bathroom

Fully tiled in a white tiled, low level WC, pedestal wash hand basin, extractor fan and a bath with chrome taps. This bathroom has been recently replaced.

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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welcome to

Woodbridge Road, Ipswich

- No onward chain
- Six generous bedrooms
- Off street parking for two+ vehicles
- Conservatory
- Fire doors & fire alarms fitted throughout

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£300,000 - £325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:

IPS120673 - 0002

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