

KEYSTONE



Westholme Road, Ipswich, IP1 4HQ

Offers In Excess Of £250,000

Semi-Detached House

Lounge/Diner

Shower Room

Garden

Three Bedrooms

Kitchen

Driveway

Popular Location

Westholme Road, Ipswich IP1 4HQ

This delightful semi-detached home on Westholme Road provides an excellent opportunity for those seeking a family home in Ipswich. With its three well-proportioned bedrooms, the property is perfectly suited for a family looking to settle in a welcoming community.

The house benefits from lounge/diner, kitchen, first floor shower room and off-road parking, a feature highly valued in this area, offering convenient access to the home. Furthermore, the property holds potential for improvement, allowing new owners to tailor the space to their preferences, whether through renovation or extension (subject to necessary permissions).

Call 01473 221399 for more info.



Entrance door

Leading to hallway with stairs to first floor and radiator.

Lounge/Diner

26'9 x 12'2

Bay window to front, two radiators and French doors to rear.

Kitchen

9'4 x 6'9

Fitted with a range of base units and drawers and matching wall mounted cabinets, sink and drainer, space for washing machine, space for tumble dryer, hob with extractor, built in oven, tiled splashbacks, wall mounted boiler, window to rear and space for fridge freezer.

First Floor

Landing with loft access and built in cupboard.

Bedroom One

13'7 x 10'6

Bay window, radiator and built in wardrobe.

Bedroom Two

10'5 x 13

Window to front and radiator.

Bedroom Three

9'5 x 7'2

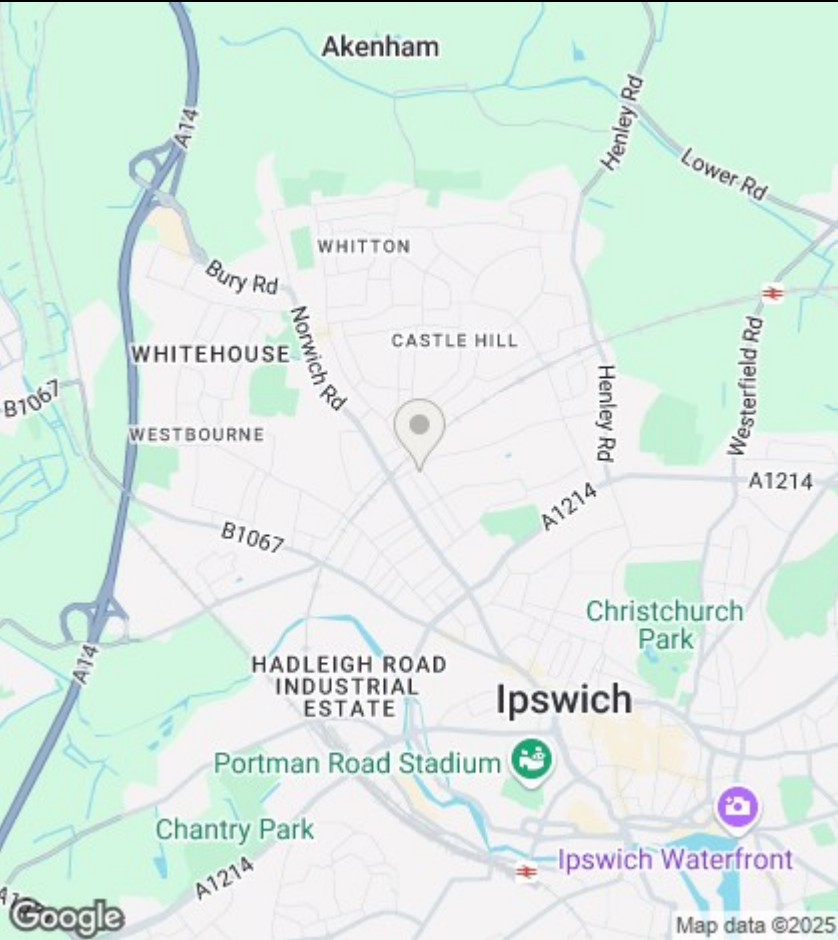
Window to rear and radiator.

Shower Room

Fitted with shower cubicle, w/c, pedestal wash basin, tiled splash backs, radiator and window to front.

Outside

The property benefits from block paved driveway to the front with joint access with the neighbour to the rear. The rear garden is predominately laid to lawn and enclosed by timber fencing.



Viewings

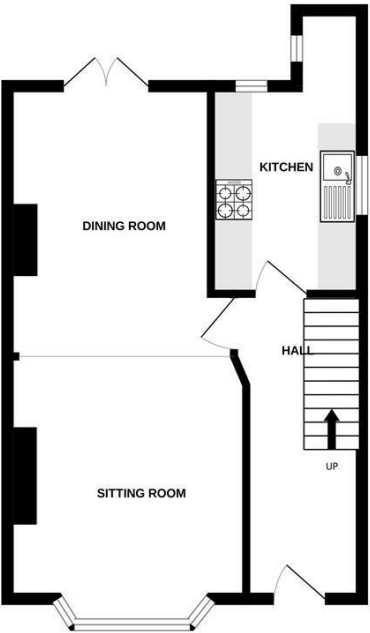
Viewings by arrangement only. Call 01473 221 399 to make an appointment.

EPC Rating:

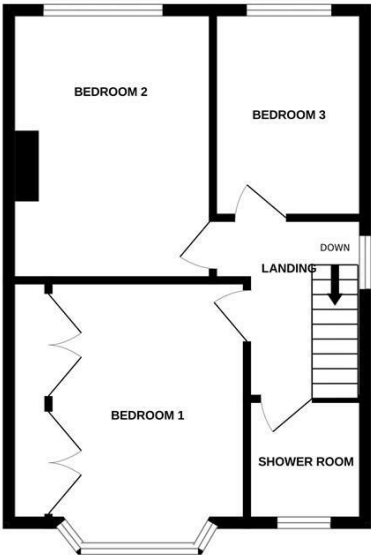
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	85
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

GROUND FLOOR



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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