

KEYSTONE



Henniker Road, Ipswich, IP1 5HF
Offers In Excess Of £180,000

End Terraced House
Lounge/Diner
Utility Room
First Floor Bathroom
Popular Location

Two Bedrooms
Kitchen
Cloakroom
Garden Room

Henniker Road, Ipswich IP1 5HF

Nestled on the charming Henniker Road in Ipswich, this immaculate end-terrace house presents an excellent opportunity for first-time buyers. With its well-proportioned lounge/diner, this property offers ample space for both relaxation and entertaining. The two inviting bedrooms provide a comfortable retreat, while the well-appointed bathroom ensures convenience for daily living.

One of the standout features of this home is the kitchen with utility room and downstairs w/c. There is also an added benefit of a delightful garden room, which serves as a perfect spot for enjoying the outdoors, whether it be for a morning coffee or an evening read. The garden itself is a lovely addition, providing a private outdoor space to unwind and enjoy the fresh air.

Situated in a popular location, this property benefits from easy access to local amenities, schools, and transport links, making it an ideal choice for those seeking a vibrant community atmosphere. Don't miss the chance to view this delightful home call 01473 221399 to arrange your viewing.



Front Entrance

Front door leading to entrance with laminate flooring and door to lounge/diner

Lounge/Diner

20'6 x 12'0

Two windows to front, radiator, window to rear, feature fireplace and laminate flooring and stairs to first floor.

Kitchen

11'3 x 7'5

Fitted with a range of base units, drawers and matching wall mounted cabinets, 1.5 bowl sink and drainer unit with tiled splashback, built in oven with hob and extractor over. Laminate flooring, window to side, door to rear, space for dishwasher and a radiator.

Utility Room

7'2 x 4'5

Fitted with worktop with tiled splash backs, space for fridge freezer, washing machine and tumble dryer and window to side.

WC

Fitted with WC, hand basin and tiled walls.

First floor landing

With loft access.

Bedroom 1

11'3 x 9'8

Two windows to front and radiator.

Bedroom 2

9'1 x 9'1

Window to rear and radiator.

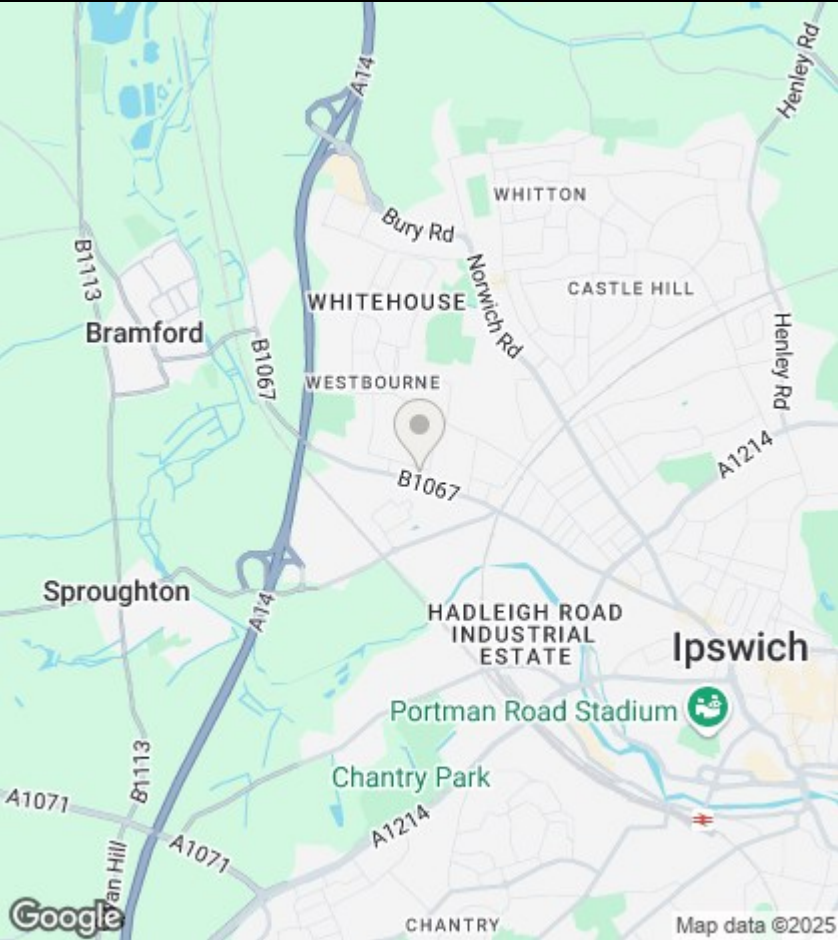
Bathroom

Fitted with suite comprising of paneled bath with shower over, tiled splash backs, WC, pedestal washbasin, radiator and built in cupboard housing wall mounted boiler and window to rear.

Outside

To the front of property there is a small enclosed garden.

The rear garden has a patio area with side access and predominantly laid to lawn, with garden room with French doors with power and light connected.



Viewings

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

EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	47	75
(81-91) B		
(69-80) C		
(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

