

KEYSTONE



Henniker Road, Ipswich, IP1 5HG

Offers In Excess Of £220,000

Semi-Detached House
Lounge/Diner
Bathroom
Ample Off Road Parking
Great Potential

Three Bedrooms
Kitchen
Large Garden
Popular Location

Henniker Road, Ipswich IP1 5HG

Nestled on the charming Henniker Road in Ipswich, this spacious three-bedroom semi-detached house presents an excellent opportunity for families and individuals alike. The property boasts a generous reception room, providing ample space for relaxation and entertaining guests.

The house features a well-appointed kitchen and bathroom, catering to the needs of modern living. One of the standout attributes of this property is its potential for extension, allowing you to tailor the home to your specific requirements and preferences.

Outside, you will find a large garden, perfect for outdoor activities, gardening, or simply enjoying the fresh air. The ample off-road parking adds to the convenience, making it easy for you and your guests to come and go without the hassle of street parking.

This delightful home on Henniker Road is not just a property; it is a canvas for your future. With its generous space and potential for enhancement, it is an ideal choice for those looking to create their dream home in a lovely neighbourhood. Don't miss the chance to make this house your own.



Front Entrance door

Door leads to hallway with stairs to first floor and a door to Lounge/Diner.

Lounge/Diner

22'4 x 12

With two radiators, window to front, window to side and rear with feature fire place, built in understairs cupboard.

A recessed storage area with space for fridge/freezer and additional storage.

Kitchen

8'4 x 6'9

Kitchen fitted with range of base units and drawers with matching wall mounted cabinets.

Sink and drainer unit, washing machine and cooker.

Door to bathroom.

Bathroom

Fitted with suite comprising of panelled bath with shower over, vanity inset sink with storage below and WC. It also has a heated towel radiator, tiled splashbacks and window to side.

First floor landing

Bedroom 1

12'2 x 10'8

Window to front, radiator and over stairs cupboard.

Bedroom 2

11'3 x 8'0

Window to rear, radiator and built in cupboard housing wall mounted boiler.

Bedroom 3

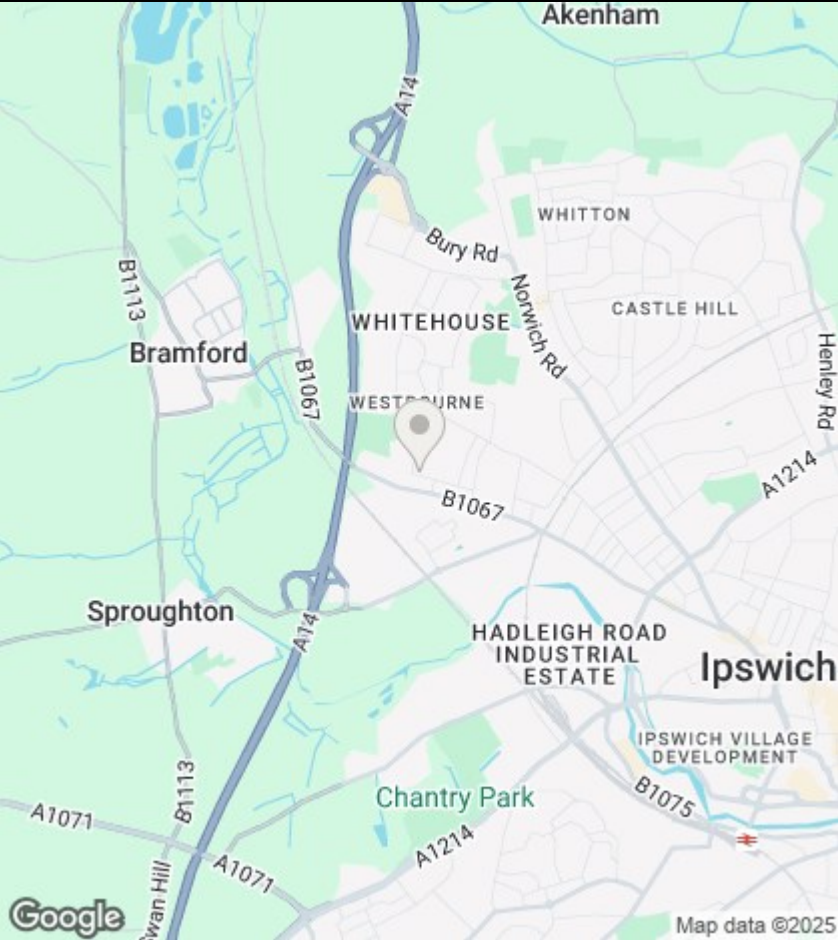
8'2 x 6'7

Window to rear and radiator.

Outside

There is a generous front garden that provides off road car parking for numerous vehicles.

There is a side access to rear garden, which is predominantly laid to lawn with outbuildings and mature edging.



Viewings

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

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

