



**Woodbridge Road, Ipswich,  
Suffolk, IP4 2EG  
Offers In Excess Of £250,000  
Freehold**

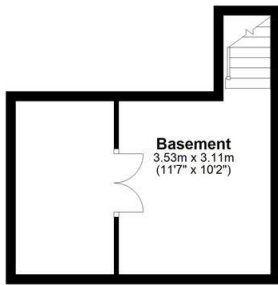
Situated in Ipswich town centre within the Copleston School catchment (subject to availability) lies this beautifully presented four bedroom character townhouse, with accommodation arranged over four floors including a basement level, which is full of character and is being sold with no onward chain. As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises entrance hall; lounge; snug; kitchen / dining room; basement level which, with the relevant permission, can be utilised as a useable room; first floor landing; family bathroom; two double bedrooms; second floor landing; and two further double bedrooms.

The county town of Ipswich offers a range of local amenities including schools, university, shops, doctors, dental surgeries, hospital, two theatres, parks including the popular Orwell Country Park, recreational facilities, and mainline railway station providing direct links to London Liverpool Street Station. The town has also undergone an extensive rebuilding and a gentrification programme principally around the vibrant waterfront which now boasts some lovely bars and restaurants.

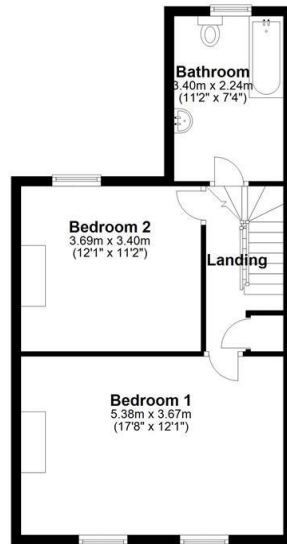
- No Onward Chain
- Four Storey Townhouse
- Four Double Bedrooms
- Two Separate Reception Rooms
- Basement Level
- Full of Character



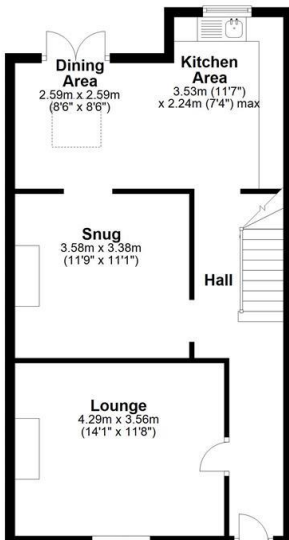
**Basement**



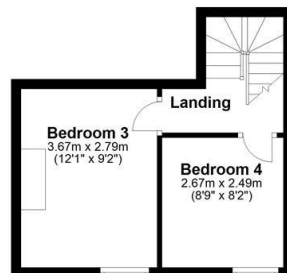
**First Floor**



**Ground Floor**



**Second Floor**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A (92-100)		
B (81-91)			
C (69-80)			
D (55-68)			
E (39-54)			
F (21-38)			
G (1-20)			
Not energy efficient - higher running costs			
		63	78
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A (82-100)		
B (61-81)			
C (39-60)			
D (15-58)			
E (9-34)			
F (2-31)			
G (1-20)			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**Palmer and Partners would like to draw your attention to the following:** I) these particulars do not constitute part of an offer or contract. II) these particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statement or fact. III) nothing in these particulars shall be deemed a statement that the property is not in good condition or otherwise. We have not carried out a structural survey of the property and have not tested services, appliances and special fittings IV) measurements are generally taken by the use of a sonic measuring machine and will usually be the largest measurements of the room in question.