



179 Henley Road

Ipswich | Suffolk | IP1 4NU

Freehold Guide Price £ 545,000

FINE & COUNTRY



179 Henley Road

A large mature plot enfolds this delightful three bedroomed, detached, bungalow situated in a prime residential location just over one mile north of Ipswich Town Centre and Christchurch Park.

The property sits perfectly within it's well groomed gardens, well set back from Henley Road, with a larger than average verge assisting the distance.

It was built circa 1961/62 and is of cavity brick construction under a concrete tiled roof. Benefits include good-sized driveway with integral, power controlled, garage, UPVC double glazing, gas central heating, good sized gardens front & rear and vacant possession with no onward chain.

An early internal inspection is strongly advised.

Fully glazed front door to:

Reception Hall

A welcoming space with two shelved, built in storage cupboards, airing cupboard, radiator, loft hatch with ladder (the loft is part boarded and has lighting) and doors off to:

Living Room

A good sized room from the front to the back of the property with triple aspect windows and patio doors to the garden. Log effect electric fire and two radiators.



Kitchen

Another good sized room with large window to rear overlooking the beautiful gardens and part glazed door to side/rear.

Single drainer resin sink unit set in post formed work surfaces with cupboards, drawers and space under with plumbing for a washing machine. A full range of eye level units to match base units. NEFF built in double oven. Gas fired boiler serving domestic hot water and central heating. Serving hatch to dining room. Strip of spotlights.

Dining Room

A naturally light room overlooking the rear gardens. Radiator.





Bedroom 1

Dual aspect windows. Radiator. Telephone point.

Bedroom 2

Window. Radiator. Telephone point.

Bedroom 3

Radiator. Window to side.

Family Bathroom

White suite comprising panelled bath, pedestal wash hand basin and close coupled WC. Electric Shower. Extractor fan. Radiator. Built in airing cupboard.

The Integral Garage

A good sized single with electric roller door. Gas Meter. Electricity fuse board. Window and part glazed door to side/rear. Power and light.

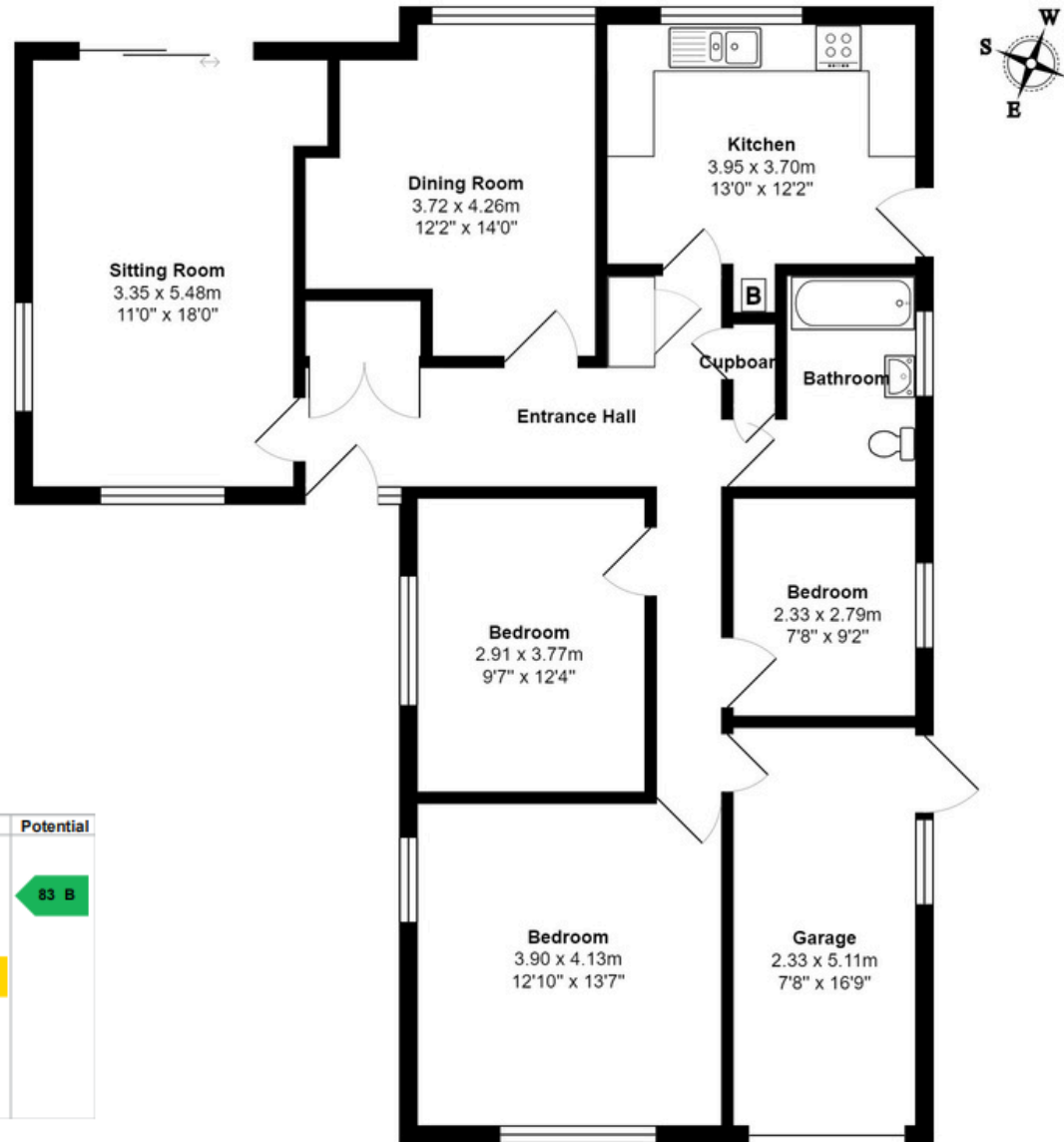
OUTSIDE

As aforementioned this super bungalow sits very well in it's plot. Wide entrance to tar-macadam driveway with ample parking leading to single integral garage. The front gardens are laid to neat open lawns enclosed by brick walling and close board fencing. There is side pedestrian access via wooden gate to the side leading to newly laid patio/pathway to the rear garden.

There is a large patio area to the rear with a large expanse of neat open lawns interspersed with shrub and flower borders. Feature water fountain. Summer House approx 10ft x 8ft. Shed approx 10ft x 6ft. Water Tap. Lighting.

The rear gardens are totally enclosed by close board fencing.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Total Area: 117.6 m² ... 1266 ft²

All measurements are approximate and for display purposes only

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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



Services

We are advised by the Vendors that all mains services are connected to the property.

Possession

Vacant possession upon completion.

Council Tax Band

Ipswich Band E - £ 2754.95 2024/25

What Three Words

///cube.monks.glove

VIEWING ARRANGEMENTS

Strictly by appointment with the Vendor's sole Agent

Fine and Country Ipswich - 01473 289700

After office hours please contact Mark Halls MRICS on 07770 814 748.

About The Area

The thriving town of Ipswich is set on the estuary of the River Orwell, providing fantastic walks and sailing, and has undergone an extensive gentrification programme in recent years, mainly around the vibrant waterfront offering many bars, restaurants and the marina, and has become a popular "commutable" town to London. Ipswich is the county town of Suffolk and offers a wide variety of shopping, commercial and leisure facilities including a full range of sports clubs and societies, restaurants and high street stores.

There is an excellent choice of schooling within both the state and private sectors. Excellent sailing and golfing facilities are both available nearby or on the popular Suffolk Heritage Coast. Ipswich provides good access to various road networks via the A12 to the South with links to London and the M25 and via the A14 to The Midlands and M11. The railway station provides mainline railway links to London's Liverpool Street with an approximate journey time of sixty-five minutes.





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