

oakheart

£220,000

Offers In Excess Of
Sherrington Road, Ipswich

NO LONGER UNDER AUCTION CONDITIONS

OFFERED TO THE MARKET CHAIN FREE and situated on the outskirts of Ipswich Town Centre, this beautifully presented bay-fronted three-bedroom semi-detached home offers stylish accommodation throughout and is ready for immediate occupation.

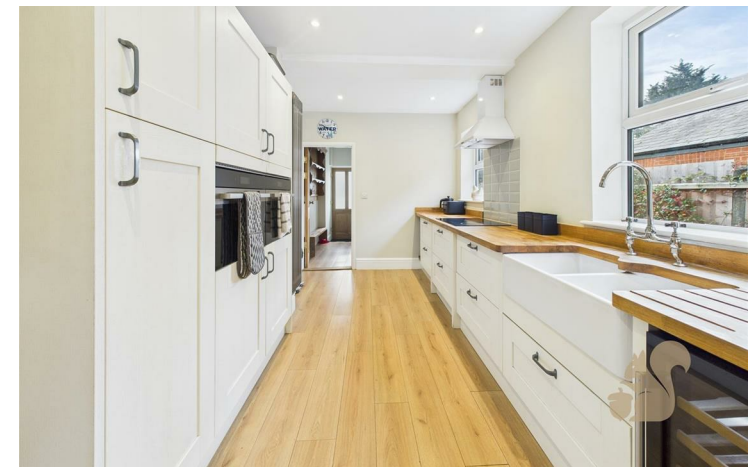
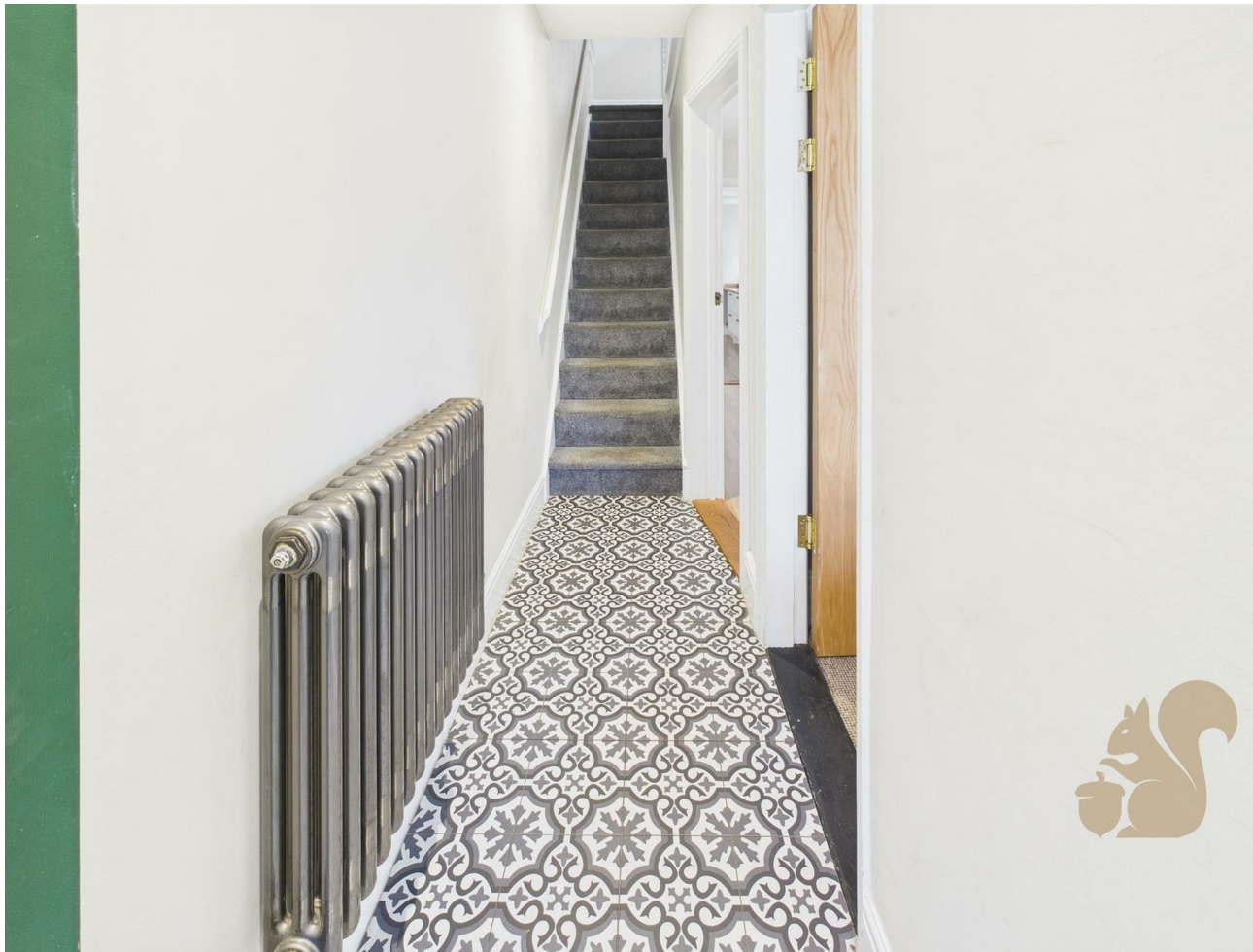
Arranged over two floors, the property offers three comfortable

bedrooms alongside two versatile reception rooms, a kitchen, family bathroom and laundry room, as well as rear garden, creating flexible living accommodation to suit a range of buyers.

The current owner has improved and enhanced the property, creating a home that effortlessly blends character features with modern-day living. The property has operated as a successful Airbnb investment, generating a reported gross income of approximately £34,000 per annum. (These figures have been

provided by the vendor, have not been independently verified, and may vary depending on occupancy levels, seasonality and management arrangements.)

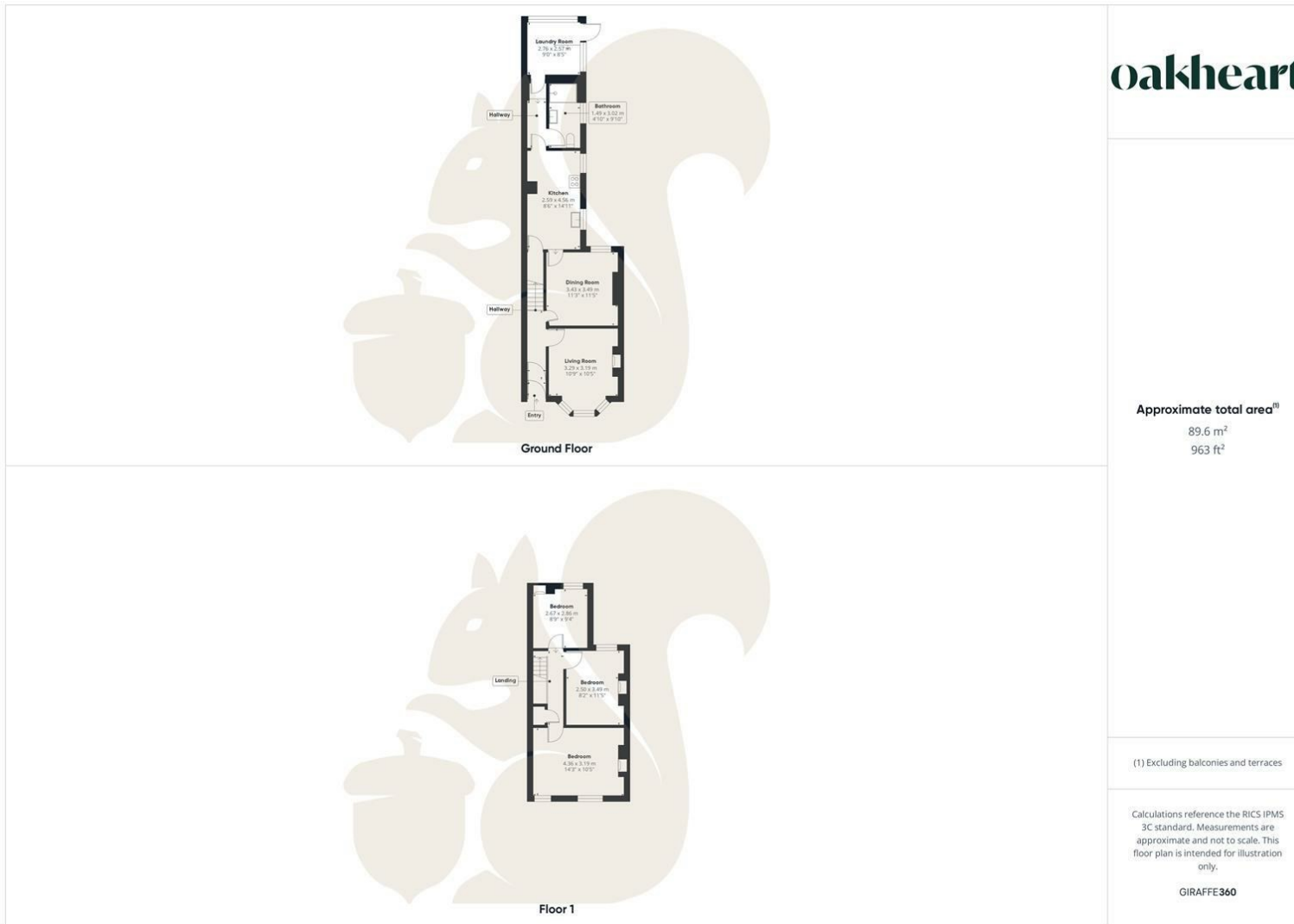
The property forms part of an attractive pair of red-brick semi-detached houses, enjoying a charming walled frontage and a generous rear garden. Conveniently positioned for commuters, the home provides excellent access to both the A12 and A14, and Ipswich's mainline railway station is also within easy walking distance.











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Approximate total area⁽¹⁾
89.6 m²
963 ft²

(1) Excluding balconies and terraces

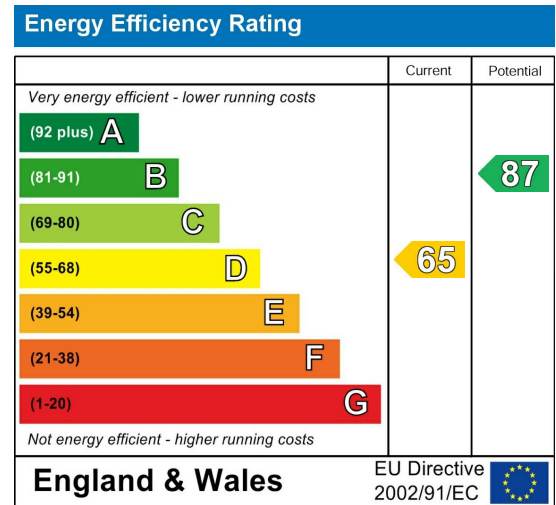
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:
Ipswich

Tenure:
Freehold

Council Tax Band:
B



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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