

oakheart



£220,000

Upper Street, Ipswich

Positioned within the highly sought-after village of Layham on Upper Street, this charming two bedroom semi-detached home presents a fantastic opportunity for buyers looking to create something truly special. Offered to the market with NO ONWARD CHAIN, the property is ready for immediate purchase and ideal for those wanting to move quickly.

While the home would benefit from modernisation throughout, it offers an exciting blank canvas with generous internal space, character features, and a layout full of potential. The setting is a real highlight — a peaceful village lifestyle with countryside surroundings, yet just a couple of doors away from the renowned Marquis, making it perfect for those who appreciate both tranquillity and a vibrant local social spot.

Externally, the property enjoys a tiered rear garden, adding character and depth, with multiple levels offering scope for landscaping, seating areas, or a more structured outdoor design to maximise the space.

This is a rare chance to secure a home in one of Suffolk's most desirable villages, whether you're a first-time buyer, downsizer, or someone looking for a rewarding project in a prime location.









Local Authority:


Tenure:

Freehold

Council Tax Band:

C

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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