

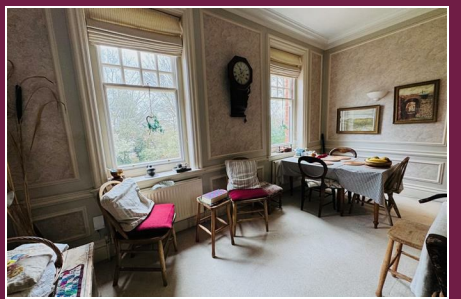
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D	60	(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

## 54C Westerfield Road, Ipswich IP4 2UT £220,000

An imposing Victorian 1st floor TWO DOUBLE BEDROOM apartment located close to Christchurch Park, North Ipswich. This SPACIOUS property boasts period features including high ceilings, sash windows and offers two large double bedrooms, beautiful 19ft lounge, fitted kitchen, dining area, bathroom, gas central heating and presented in good decorative order. There is a communal garden, off street parking to front and garage to rear.



THE PROPERTY MISDESCRIPTIONS ACT 1991  
 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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## 54C Westerfield Road, Ipswich, Suffolk, IP4 2UT

### Ipswich

Ipswich is the county town of Suffolk and provides a comprehensive range of educational, commercial and recreational facilities and an excellent link to London Liverpool Street Railway Station (about 70 mins). The town has two shopping malls, shops, restaurants, bars, a multi screen cinema, music & entertainment venues and many sports clubs and societies. The Waterfront docks has an on going regeneration project providing an excellent marina, recently built high tech University & college, restaurants, bars and residential development.

Dating back to the late Victorian era this conversion was originally built by Croydon's jewellers as a grand detached family residence. Converted in 1978 into 6 private apartments with gardens, parking and a garage. The property boasts beautiful Victorian features including stained glass windows, sash windows and enjoys views of Christchurch park which is a short walk away.

OPEN PORCH WITH FRONT DOOR TO...

### ENTRANCE LOBBY:

Feature stained glass window to front, stairs to 1st floor.

### 1st FLOOR:

Large feature stained glass window to front, entrance door to...

### ENTRANCE HALL:

With high ceilings, cornice to ceilings, radiators and doors leading to principal rooms. Double casement doors to...

### LIVING ROOM: 19'2" x 16'2" (5.84m x 4.93m)

An impressive spacious room, 2 sash windows to the rear aspect with views of the garden, feature fireplace with surround, ornate cornice to ceiling, radiator and spot lights.

### DINING ROOM: 8'10" x 8'2" (2.7 x 2.5)

Double sliding pocket doors to the kitchen and door to the bathroom. Radiator, spot lights and cornice ceiling.

### KITCHEN: 9'6" x 8'10" (2.90m x 2.69m)

With sash window to front aspect, fitted with a range of wall and base level units with sink unit and drainer with mixer tap over, tiled splash backs, inset hob with extractor hood over, integral oven and microwave, combi boiler, space and plumbing for appliances.

### BEDROOM 1: 18'1 x 15'2 (5.51m x 4.62m)

2 sash windows to rear with beautiful views of the gardens, radiator, wardrobes, cornice to ceiling and spotlights.

### BEDROOM 2: 12'4 x 12'1" (3.76m x 3.68m)

Sash window to front aspect with views of Christchurch park, cornice to ceiling and a radiator.

### BATHROOM:

A fitted suite comprising corner bath with shower over, low level W.C, built in hand wash basin with granite surface with spot lights over, tiled floors and walls. Spot lighting and a towel radiator.

### OUTSIDE:

To the front there is a communal drive providing a parking area, a long driveway to the side of the property leads to the garages. The property has a garage in a block and access to the communal gardens.

### USEFUL INFORMATION:

The vendors have informed us that the lease has 951 years remaining, ground rent is £350 per year and service charge is approximately £184 per month. The roof was replaced in 2023.

### IPSWICH OFFICE:

7 Great Colman Street, Ipswich, IP4 2AA TO VIEW PLEASE CALL 01473 253366 or email [ipswich@hamilton-smith.com](mailto:ipswich@hamilton-smith.com)

