



Hutland Road, Ipswich IP4 4EZ

welcome to

Hutland Road, Ipswich

*NORTH EAST IPSWICH *TERRACE HOUSE *TWO RECEPTION ROOMS *SHOWER ROOM & 1st FLOOR EN-SUITE *TWO BEDROOMS *CLOSE TO SCHOOLS AND ALL AMENITIES *IDEAL FIRST TIME OR INVESTMENT BUY *VIEWINGS RECOMMENDED



We are delighted to offer this charming starter home, ideal for first-time buyers or investors alike. Situated in the heart of northeast Ipswich, this well-presented two-bedroom mid-terrace property is conveniently located close to local schools and a wide range of amenities.

The accommodation benefits from a ground-floor shower room, as well as a first-floor en suite to the master bedroom, providing both practicality and comfort. The property has been tastefully decorated throughout, meaning it is truly ready to move straight into.

Excellent transport links are nearby, with regular bus routes providing easy access in and out of town. The property is also conveniently positioned close to Ipswich Hospital, local doctor surgeries, shops, restaurants, and bars.

As previously mentioned, this home presents an excellent opportunity for first-time buyers looking to step onto the property ladder, as well as investors seeking a solid addition to their portfolio with strong long-term potential.

Agents Note:

Entrance Door Into-

Living Room

Lobby

Dining Room

Kitchen

Shower Room

Bedroom One

En-Suite

Bedroom Two

Outside

Front Garden

Rear Garden



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Hutland Road, Ipswich

- NORTH EAST IPSWICH
- MID TERRACE HOUSE
- TWO RECEPTION ROOMS
- GROUND FLOOR SHOWER ROOM
- EN-SUITE

Tenure: Freehold EPC Rating: C

Council Tax Band: A

£200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
IPW104096 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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