



Waveney Road | | Ipswich | IP1 5DF

Fixed Asking Price £180,000

NICHOLAS
— ESTATES —

Waveney Road |
Ipswich | IP1 5DF
Fixed Asking Price £180,000

2/3 Bedroom | Modern Fixture and Fittings | Fully Usable
Basement level | Double Glazing Throughout

- Open Plan Kitchen/Diner
- End Terrace House
- Gas Central Heating
- Double Glazing
- Basement Level Bedroom

Kitchen

(Open with Dining Area)Rear aspect window, Drawer, and cupboard space with integrated Electric Oven and Hob. Space and plumbing for freestanding Washing Machine, and Tumble Drier. Worktop surface with Sink/Drainer. Door leading to

Bedroom 2

0'11"x0'10"x0'0" (3.30x2.94x0.00)

Storage cupboard above stairs, front aspect window, carpet flooring, and gas radiator.

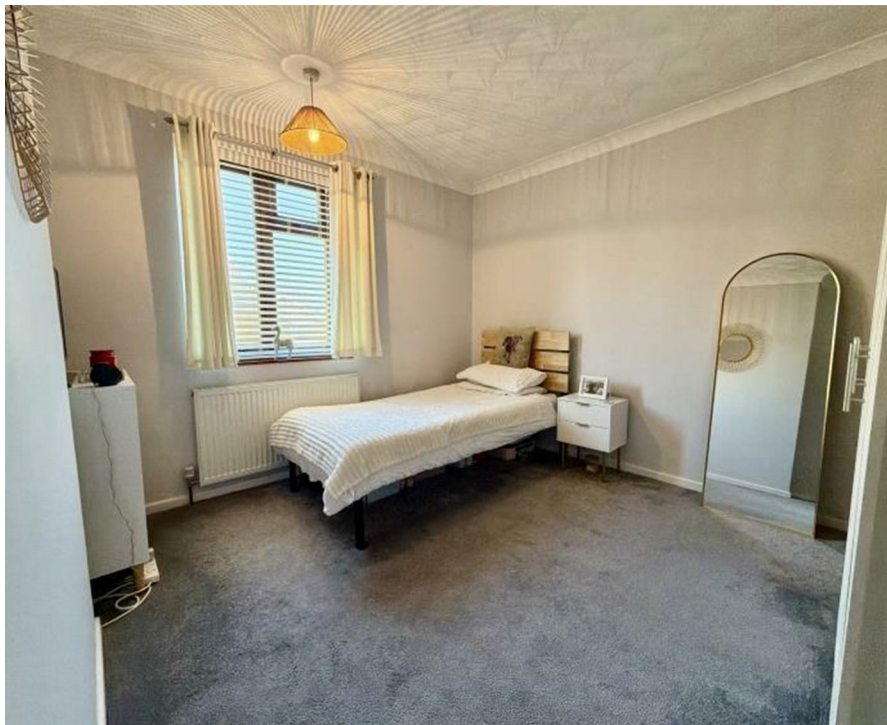
Bedroom 3

0'10"x0'11"x0'0" (3.19x3.36x0.00)

Rear aspect window, Gas radiator, carpet flooring, and airing cupboard housing Boiler which was installed in 2025.



Nicholas Estates are pleased to bring to the market this two/three Bedroom End Terrace located on Waveney Road. The internal layout comprises: Porch entrance, Lounge Area, Open Plan Kitchen/Diner, Bathroom, Stairs off dining area leading down into 'bas



Living Room

0'11"x0'10"x0'0" (3.31x3.18x0.00)

Front Aspect window, carpet flooring, gas radiator, showpiece fireplace mantle, door through to;

Bathroom

0'5"x0'9"x0'0" (1.56x2.71x0.00)

Rear aspect window, Panel bath with mains shower and shower screen, low level W/C and hand wash basin, Tiled Flooring and Wall surround, as well as heated towel rail.

Outside

To the front there is a front garden area which is mainly stone with front and side retaining wall. With steps leading to front door. To the rear, there is a patio area when you first exit via the rear door, with steps leading to mainly laid to lawn garden. Another patio area to the back of the garden with Garden Shed.

Dining Area

0'10"x1'6"x0'0" (3.16x5.37x0.00)

(Maximum Measurement including Kitchen) Gas Radiator, Vinyl Flooring, Stairwells leading up and down stairs, open plan into;

Lobby

Space for Fridge/Freezer, door leading garden, and another leading to;

Porch

Entrance Porch with laminate flooring, and door leading into;

Stairwell First Floor Landing

Stair well from ground floor, loft hatch, and electric meter. Doors leading to;

Basement Level Bedroom I

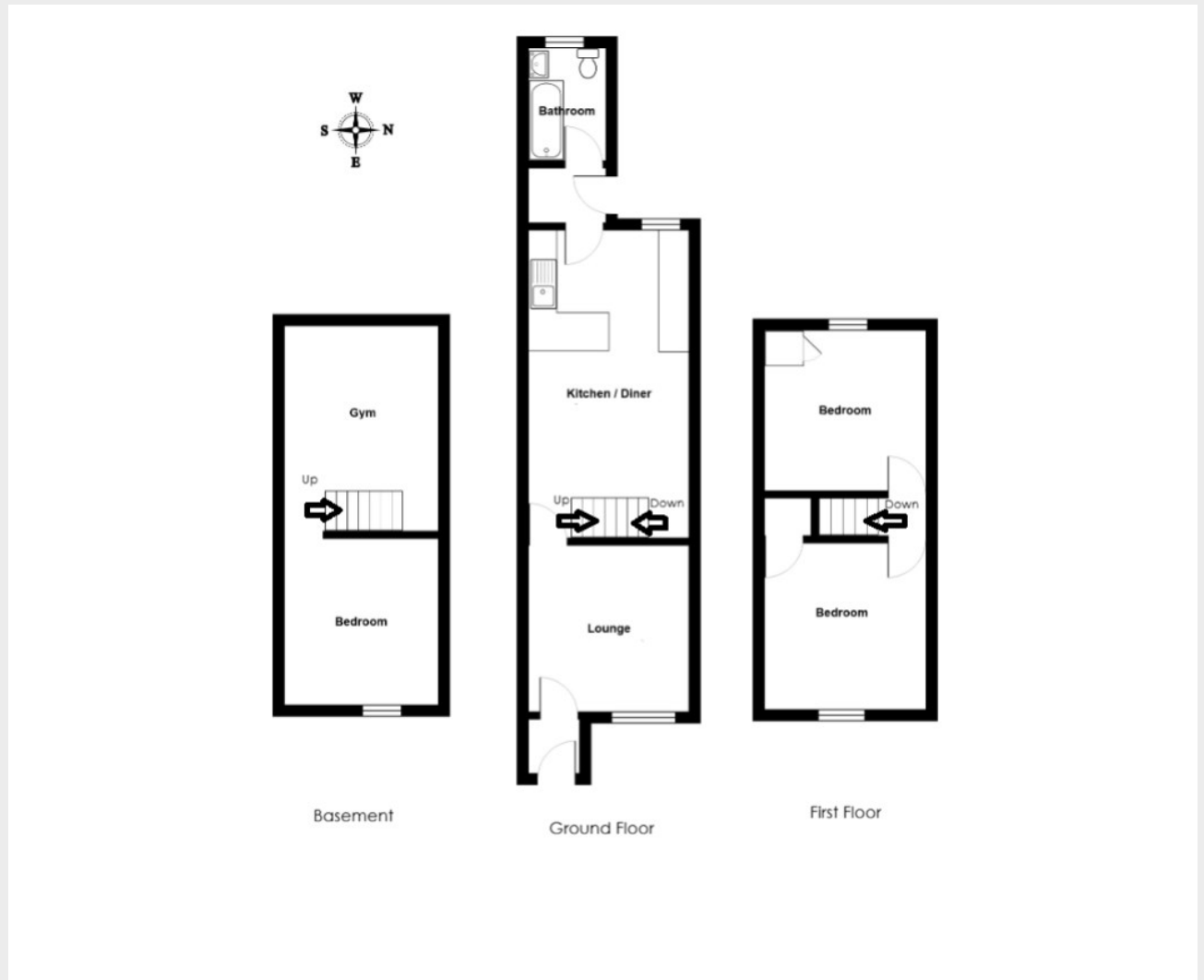
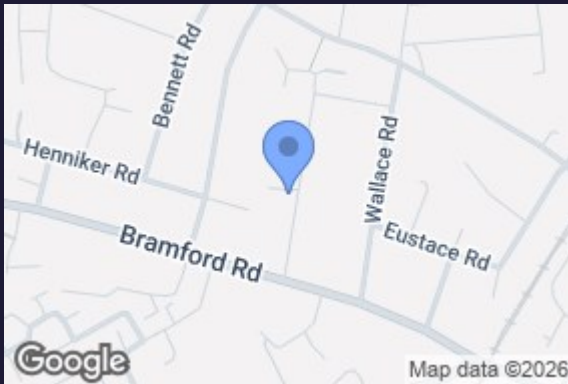
0'11"x0'10"x0'0" (3.27x3.05x0.00)

Front aspect emergency window, boxed in gas meter, click board flooring, and opening to;

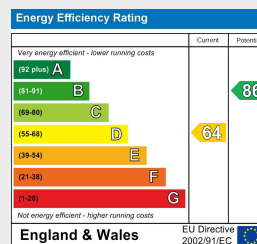
Basement area

1'1"x0'10"x0'0" (4.09x3.04x0.00)

Stairs leading from ground floor, open through to bedroom area, click board flooring and gas radiator.



Council Tax Band A EPC Rating D



173 Hamilton Road
 Felixstowe
 Suffolk
 IP11 7DR
 01394 282828
felixstowe@yourhome.co.uk