

# KEYSTONE



Salisbury Road, Ipswich, IP3 0NP

Offers In Excess Of £170,000

Period Terraced House

Lounge

Kitchen

Garden

In Need Of Updating

Three Bedrooms

Dining Room

Bathroom

Popular Location

# Salisbury Road, Ipswich IP3 0NP

Nestled on the charming Salisbury Road, this delightful period terraced house presents a wonderful opportunity for those looking to create their dream home. With three well-proportioned bedrooms, this property is ideal for families or individuals seeking extra space. The two inviting reception rooms offer a perfect setting for relaxation and entertaining, providing a warm and welcoming atmosphere.

Situated in a popular location, this home benefits from easy access to local amenities, schools, and transport links, making it a convenient choice for everyday living. While the property is in need of updating, it offers a blank canvas for prospective buyers to infuse their personal style and modern touches.

This terraced house combines character with potential, making it an excellent investment for those willing to undertake a renovation project. With its period features and spacious layout, this property is sure to attract interest from a variety of buyers. Don't miss the chance to transform this house into a stunning home in a sought-after area of Ipswich.



Entrance Door  
Leading to hallway.

Lounge  
11'1 x 9  
Window to front, electric heater and feature cast iron fireplace.

Dining Room  
12'5 x 11'9  
Window to rear, electric storage heater and feature fireplace.

Kitchen  
10'7 x 7'3  
Fitted with base units, sink and drainer unit, space for cooker, space for washing machine, space for fridge freezer and window to side.

Inner Lobby  
With built in storage cupboard and door to side.

Bathroom  
Fitted with panel bath, w/c, pedestal wash basin, tiled splash backs and window to rear.

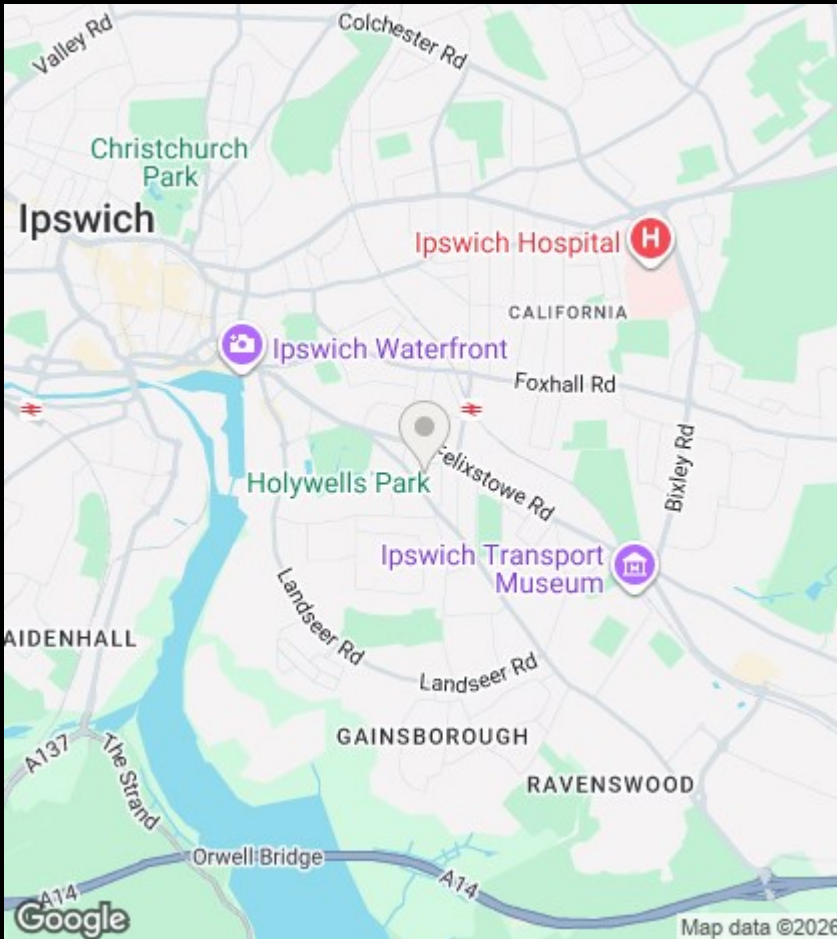
First Floor  
Landing.

Bedroom One  
12'7 x 11  
Two windows to front and electric heater.

Bedroom Two  
11'9 x 9'8  
Window to rear and electric heater.

Bedroom Three  
7'9 x 7'3  
Window to rear and electric heater.

Outside  
To the front of the property there is a small enclosed garden. The rear garden is predominately laid to lawn.



## Viewings

Viewings by arrangement only. Call 01473 221 399 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			78
(55-68) <b>D</b>		57	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

