BUCKS

PROPERTY AGENTS

161 Woodville Road, Ipswich, Suffolk, IP4 1PE

Offers In The Region Of £190,000

- Gas Central Heating
- Enclosed Rear Garden
- Nearby to local amenities
- Utility Room off Kitchen
- Double Glazing Throughout
- Open Lounge/Diner
- Good Decorative Condition Throughout

173 Hamilton Road, Felixstowe, Suffolk, IP11 7DR
01394 282828

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Nicholas Estates are pleased to present within a well-established residential area of Ipswich, this two-bedroom end-terrace, which offers an excellent opportunity for first-time buyers, investors, or those looking to downsize.

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Council Tax Band:

Kitchen
0'11"x0'7"x0'0"
step into kitchen, Side aspect window, base and eye level units, recently fitted work tops with sink and drainer. Gas Hob, Electric Oven both integrated. Under-stairs cupboard, and opening through to;

Bedroom 1
0'11"x0'11"x0'0"
Front aspect window, gas radiator, carpet flooring, and built in storage/wardrobe.

Bedroom 2
0'11"x0'9"x0'0"
Rear aspect window (With Child lock security) Gas radiator, carpet flooring.

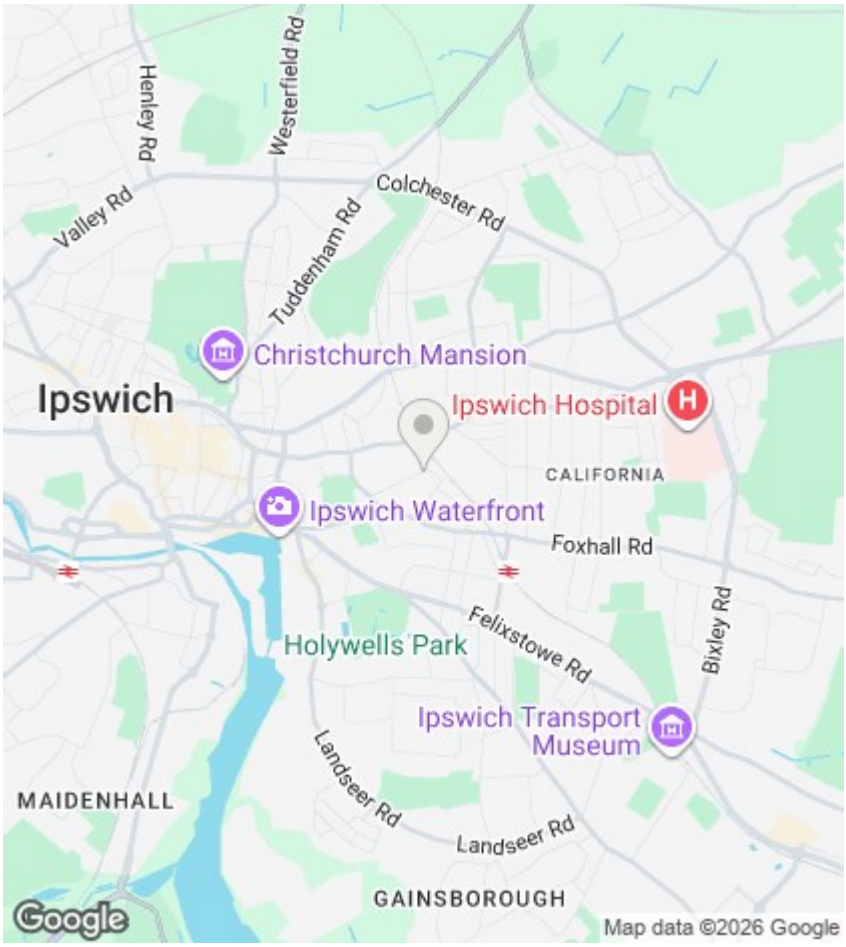
Lounge/Dining Room
1'11"x1'0"x0'0"
Entry door straight into property. Double Glazed windows front and rear aspect, gas radiators, and carpet flooring. Door leading to stairs to first floor, and opening into;

Bathroom
Rear aspect window, p-shape bath with electric shower (1 year old), and shower screen attached. Airing cupboard housing combi boiler (Circa 8 Years Old). Pedestal hand wash basin, low level w/c. Tiled walls and sloped ceiling.

Outside
The front of the property has brick borders, and pathway leading to front door. Side access into rear garden. The rear garden is mainly laid to lawn, slate chipped area to rear with concrete shed base. Outside tap. Fence boarders and Fruit trees (Plum)

Landing
Carpeted stairs leading from ground floor, carpeted hallway, loft access (We have been advised the loft has double insulation, and partially boarded for storage) Electric meter which was installed approx. 8 Years ago. doors leading to;

Utility Area
0'6"x0'7"x0'0"
Rear aspect window, Space and pluming for freestanding Fridge/Freezer, Washing Machine, and Tumble Drier, Fitted worktop creating breakfast bar. Solid flooring.



Directions

Viewings

Viewings by arrangement only. Call 01394 282828 to make an appointment.

EPC Rating:

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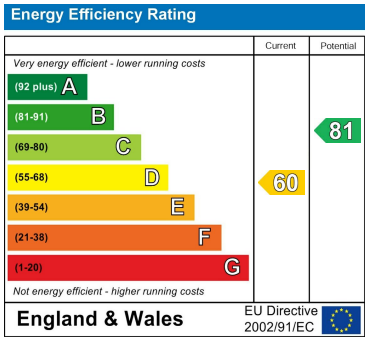

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