



86 Finbars Walk, Ipswich

Guide Price **£180,000**

**Woodcock
& Son**



86 Finbars Walk

Ipswich

A well-proportioned two-bedroom terraced house with two allocated parking spaces, a private garden and practical accommodation in East Ipswich.

Set within a quiet residential position in East Ipswich, this two-bedroom terraced house offers well-balanced accommodation, a private rear garden and the useful benefit of two allocated parking spaces.

The front door opens into the sitting room, a comfortable reception space with a window to the front, stairs rising to the first floor and a door leading through to the kitchen/breakfast room.

The kitchen/breakfast room sits at the rear of the house and provides a practical everyday space, with fitted units, work surfaces, appliance space and room for a table. A glazed door opens directly onto the garden, giving the ground floor a simple and easy flow.

Upstairs, there are two bedrooms and a bathroom. The principal bedroom is positioned at the front of the house and includes a recessed wardrobe area and built-in storage. The second bedroom overlooks the rear garden and also benefits from generous built-in storage. The bathroom is fitted with a bath with shower over, wash basin, WC and heated towel rail.

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Outside, the rear garden is enclosed and mainly laid to lawn, with a patio area immediately behind the house and a garden shed. It is a manageable and useful outside space, well suited to everyday use.

Finbars Walk is situated in East Ipswich, within reach of local shops, schools, green spaces and road links across the town.

Council Tax band: B

Local Authority: Ipswich

Tenure: Freehold

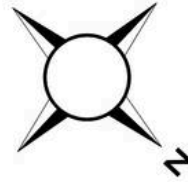
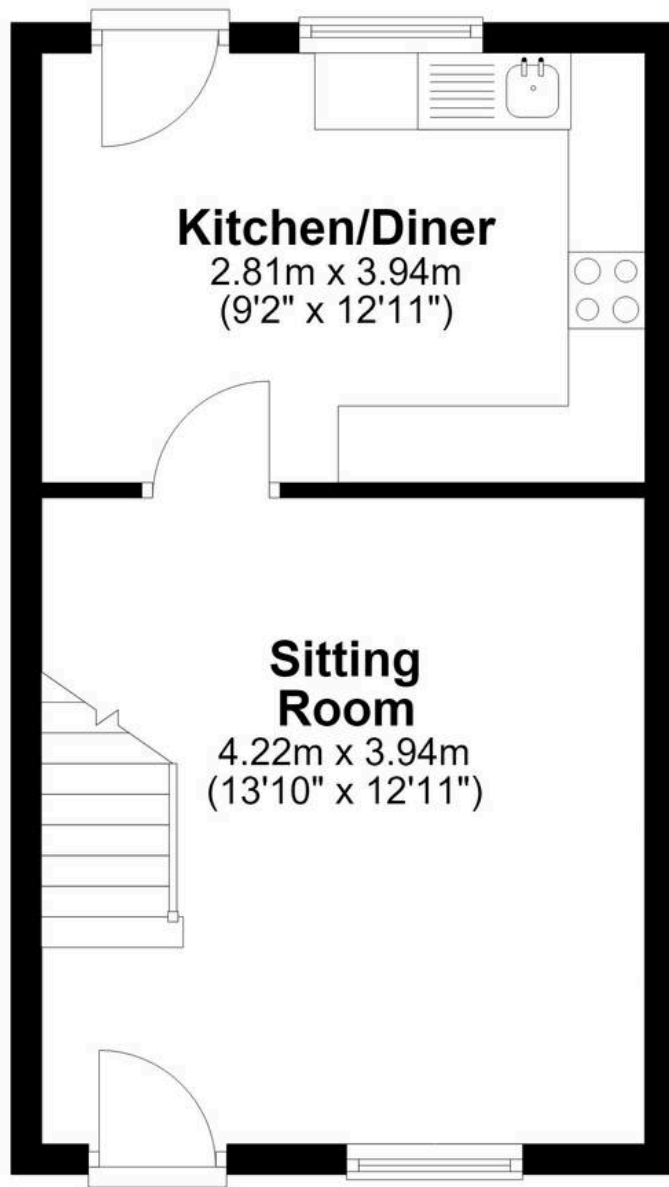
EPC Energy Efficiency Rating: D (B Potential)





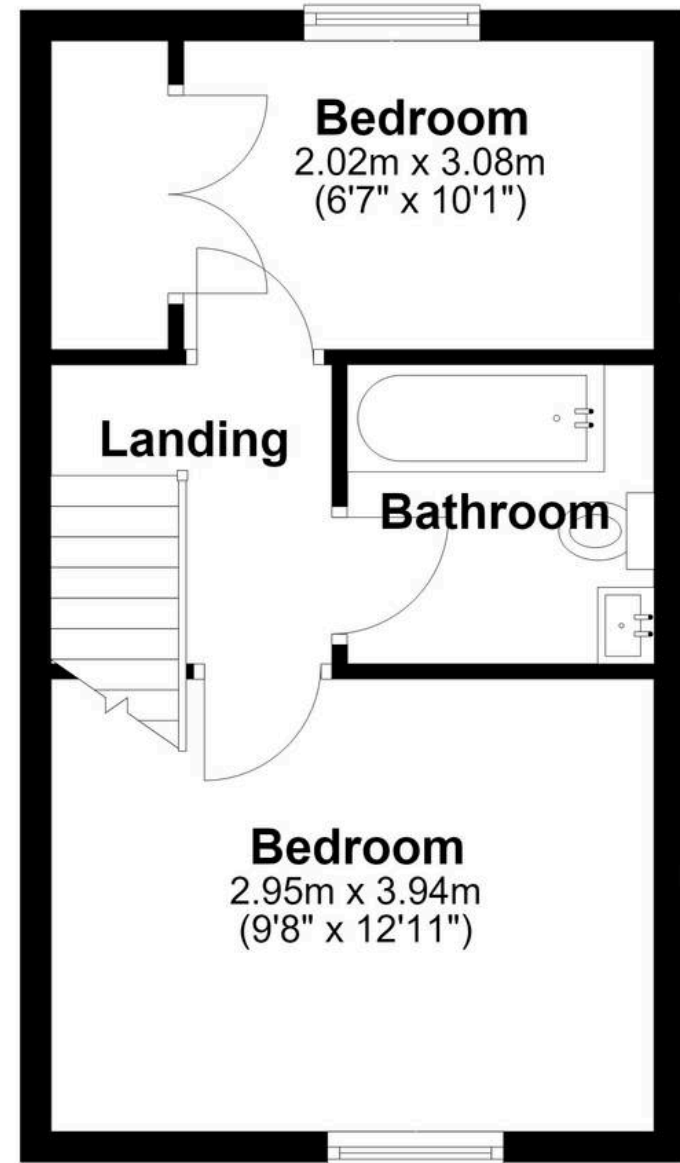
Ground Floor

Approx. 28.1 sq. metres (302.4 sq. feet)



First Floor

Approx. 28.1 sq. metres (302.4 sq. feet)



Total area: approx. 56.2 sq. metres (604.7 sq. feet)



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