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ESTATE AGENTS

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FOR SALE

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# 16 The Street, Whatfield, Ipswich, IP7 6QW

## £250,000

### About the property

Rarely available in this popular village, this two double bedroom end-terraced home is offered with no onward chain. Presented in clean and tidy condition throughout, the property also offers excellent potential for further enhancement. A standout feature is the south-facing rear garden, extending to approximately 100ft and backing onto open countryside, providing lovely views and a good degree of privacy. Internally, the property comprises an entrance hall with stairs to the first floor, a generous dual-aspect living/dining room with fireplace, and a fitted kitchen with direct access out to the garden. Upstairs, there are two well-proportioned double bedrooms, with bedroom two enjoying wonderful garden and countryside views, along with a smart, modern shower room. The property benefits from oil-fired central heating.

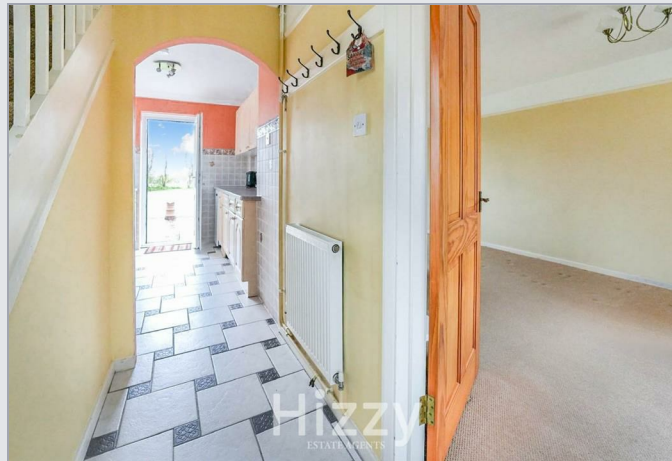
### Outside

Outside, there is side gate access leading into the rear garden, which extends to approximately 100ft and is predominantly laid to

lawn, complemented by a generous paved terrace—ideal for outdoor entertaining. The garden backs onto open countryside, offering attractive views and a good degree of privacy. There is also a brick-built workshop/store measuring approximately 9ft6 x 5ft6 with power, along with a timber garden shed. Parking is available on-street outside the property and additional off road parking is available on a first come first served basis a short distance away.

### Useful info

The property has mains water, electricity and drainage connected. The heating is oil fired (not tested). The council tax band is B with the local authority being Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX. The What3words location is ///bake.cherubs.warmers. Broadband download speed up to 74Mbps and upload speed up to 20Mbps. Mobile coverage good outdoor on EE, O2, Vodafone and Three. No services have been tested by the agents.





- South-facing rear garden approx. 100ft
- Two double bedrooms
- Modern first floor shower room

- Backs onto open countryside
- Bedroom two with countryside views
- No onward chain with scope to improve

- End-terraced home in popular village
- Dual-aspect living/dining room with fireplace





St Margaret's Church Whatfield

Whatfield

Naughton Rd

Whatfield Rd

The St

Whatfield Church of England VC...

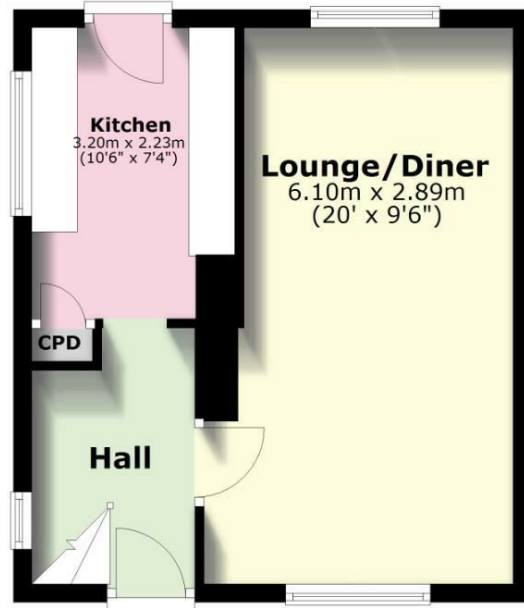
Whatfield Rd

Whatfield Rd

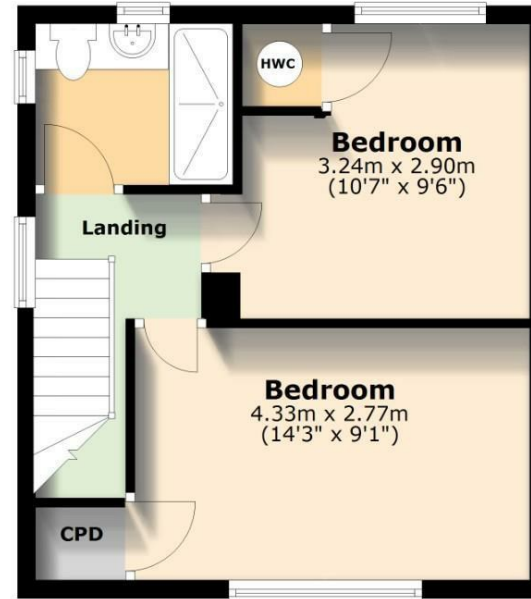
Google

Map data ©2026

**Ground Floor**



**First Floor**



Total area: approx. 63.3 sq. metres (681.4 sq. feet)

The Floorplan is intended as a guide only and all measurement are approximate and not to scale.  
Plan produced using PlanUp.

EPC

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs	Very energy efficient - lower running costs	Very environmentally friendly - lower CO <sub>2</sub> emissions	Very environmentally friendly - lower CO <sub>2</sub> emissions
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G
Not energy efficient - higher running costs	Not energy efficient - higher running costs	Not environmentally friendly - higher CO <sub>2</sub> emissions	Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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