



**Woodbridge Road, Ipswich IP4 4NS**

**welcome to**

**Woodbridge Road, Ipswich**

**\*\*TERRACE HOUSE \*\*TWO RECEPTION AREAS \*\*FIRST FLOOR BATHROOM \*\*EN-SUITE \*\*THREE BEDROOMS**

**\*\*EAST IPSWICH \*\*STUNNING DECOR \*\*REAR GARDEN WITH SUMMER HOUSE \*\*EXCELLENT SCHOOL CATCHMENTS \*\*CLOSE TO IPSWICH HOSPITAL \*\*VIEWINGS HIGHLY RECOMMENDED**



We are delighted to present this beautifully maintained three-bedroom terraced home, ideally located in the sought-after IP4 area of East Ipswich.

Perfectly positioned, the property is within walking distance of Ipswich Hospital, local GP surgeries, popular restaurants, bars and cafés, while also offering convenient access to the A12, A14 and frequent bus routes into the town centre.

One of the standout features of this home is its versatile layout, offering two separate living/entertaining areas - ideal for both relaxing and hosting. The property further benefits from an upstairs family bathroom as well as an ensuite shower room to the master bedroom, providing added comfort and convenience.

Tastefully decorated throughout, the house combines modern living with charming original period features, giving it warmth, character and flexibility to suit a variety of lifestyle needs. With three well-proportioned bedrooms, the accommodation can be easily adapted for families, professionals or those working from home.

Externally, the property offers a well-kept private garden to the rear, perfect for outdoor enjoyment across the seasons as well as a stunning Summer House.

## Entrance Door Into -

## Hallway

## Sitting Room

13' 4" Into Bay x 12' 11" Max ( 4.06m Into Bay x 3.94m Max )

## Dining Area

## Kitchen

16' 6" x 9' 9" ( 5.03m x 2.97m )

## Lobby

## Landing

## Bedroom One

12' 4" Into Bay x 13' 4" Max ( 3.76m Into Bay x 4.06m Max )

## En-Suite

## Bedroom Two

11' 5" x 9' 4" ( 3.48m x 2.84m )

## Bedroom Three

10' 5" x 10' 2" ( 3.17m x 3.10m )

## Bathroom

## Outside

## Front Garden

## Rear Garden



**view this property online** [williamhbrown.co.uk/Property/IPW103945](http://williamhbrown.co.uk/Property/IPW103945)



welcome to

## Woodbridge Road, Ipswich

- EAST IPSWICH
- END-TERRACE HOUSE
- TWO RECEPTION ROOMS
- THREE BEDROOMS
- EN-SUITE

Tenure: Freehold EPC Rating: D  
Council Tax Band: B

offers over

**£290,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/IPW103945](https://www.williamhbrown.co.uk/Property/IPW103945)



Property Ref:  
IPW103945 - 0010

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



william h brown



**01473 721965**



[IpswichEast@williamhbrown.co.uk](mailto:IpswichEast@williamhbrown.co.uk)



33 Woodbridge Road East, IPSWICH, Suffolk,  
IP4 5QN



**[williamhbrown.co.uk](https://www.williamhbrown.co.uk)**