



**Woodbridge Road, Ipswich IP4 4PS**

**welcome to**

**Woodbridge Road, Ipswich**

**\*\*MID TERRACE HOUSE \*\*EAST IPSWICH LOCATION \*\*TWO RECEPTION ROOMS \*\*THREE BEDROOMS \*\*LOCAL TO ALL AMENITIES \*\*EXCELLENT SCHOOL CATCHMENTS \*\*BUS ROUTES IN AND OUT OF TOWN \*\*NICE SIZE SOUTH FACING REAR GARDEN \*\*IDEAL FOR FIRST TIME BUYERS OR INVESTORS**



A well-presented, three-bedroom, mid-terrace home located in the highly sought-after IP4 area, within walking distance of Ipswich Hospital, local amenities, restaurants, bars and convenient bus routes in and out of town. This property is perfectly suited to first-time buyers, families, or investors, offering generous living space with excellent potential to adapt and personalise.

The ground floor benefits from a spacious, square-fronted layout comprising a comfortable living room, dining room, fitted kitchen, and family bathroom. Upstairs, the property offers three well-proportioned bedrooms, ideal for growing families or those requiring home office space.

Positioned on a main route through town, the home enjoys excellent transport connections, including easy access to the A12 and A14, providing straightforward travel towards Colchester and Felixstowe. The property is also conveniently located near local rail links connecting to Ipswich railway station, with direct services into London Liverpool Street station.

Families will also appreciate the property's proximity to highly regarded junior and senior schools, all within a short walking distance.

This is a fantastic opportunity to acquire a well-located home in one of Ipswich's most convenient and established residential areas.

**Entrance Door Into-  
Hallway**

**Living Room**

**Dining Room**

**Kitchen**

**Bathroom**

**First Floor Landing**

**Bedroom One**

**Bedroom Two**

**Bedroom Three**

**Outside**

**Front Garden**

**Rear Garden**



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welcome to

## Woodbridge Road, Ipswich

- EAST IPSWICH
- MID TERRACE HOUSE
- TWO RECEPTION ROOMS
- HALLWAY
- THREE BEDROOMS

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

offers in excess of

**£205,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
IPW104200 - 0002

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