



**Hizzy**  
ESTATE AGENTS

# 18 Ringham Road, Ipswich, IP4 5BX

£210,000

## About the property

Situated in the ever-popular IP4 area of Ipswich and offered with no onward chain, this Victorian-style extended two-bedroom terraced home is larger than first impressions suggest. While the property would benefit from some cosmetic updating, it presents an excellent opportunity for a buyer to put their own stamp on a home. The accommodation begins with an entrance hall with stairs rising to the first floor, leading into a charming living space. The living room flows through to a partially open-plan dining area, divided by a central fireplace featuring an inset wood burner, with attractive exposed timber flooring adding to the character. To the rear, the extended kitchen is light and airy, fitted with a range of cabinets and work surfaces, along with some integrated appliances. Double doors open out onto the garden, and there is the added benefit of a convenient cloakroom/WC. Upstairs, the property offers two generously sized bedrooms and a spacious bathroom, complete with both a bath and a separate shower.

## Outside

To the front, there is a small garden area setting the property back from the road. The rear garden is mainly laid to lawn with a paved patio area, providing space for outdoor seating. The garden is enclosed and also benefits from rear gate access.

## Useful info

The property has mains gas, water, drainage & electricity connected. The heating is gas fired via radiators, (no services have been tested by the agents). The council tax band is B with the local authority being Ipswich Borough Council, Grafton House, 15-17 Russell Road, Ipswich IP1 2DE. Broadband download speed up to 1800 Mbps and upload speed up to 220 Mbps (source Ofcom). Mobile outdoor coverage good on O2, Vodafone, Three and EE (source Ofcom). The What3words location is ///among.clouds.bunks.

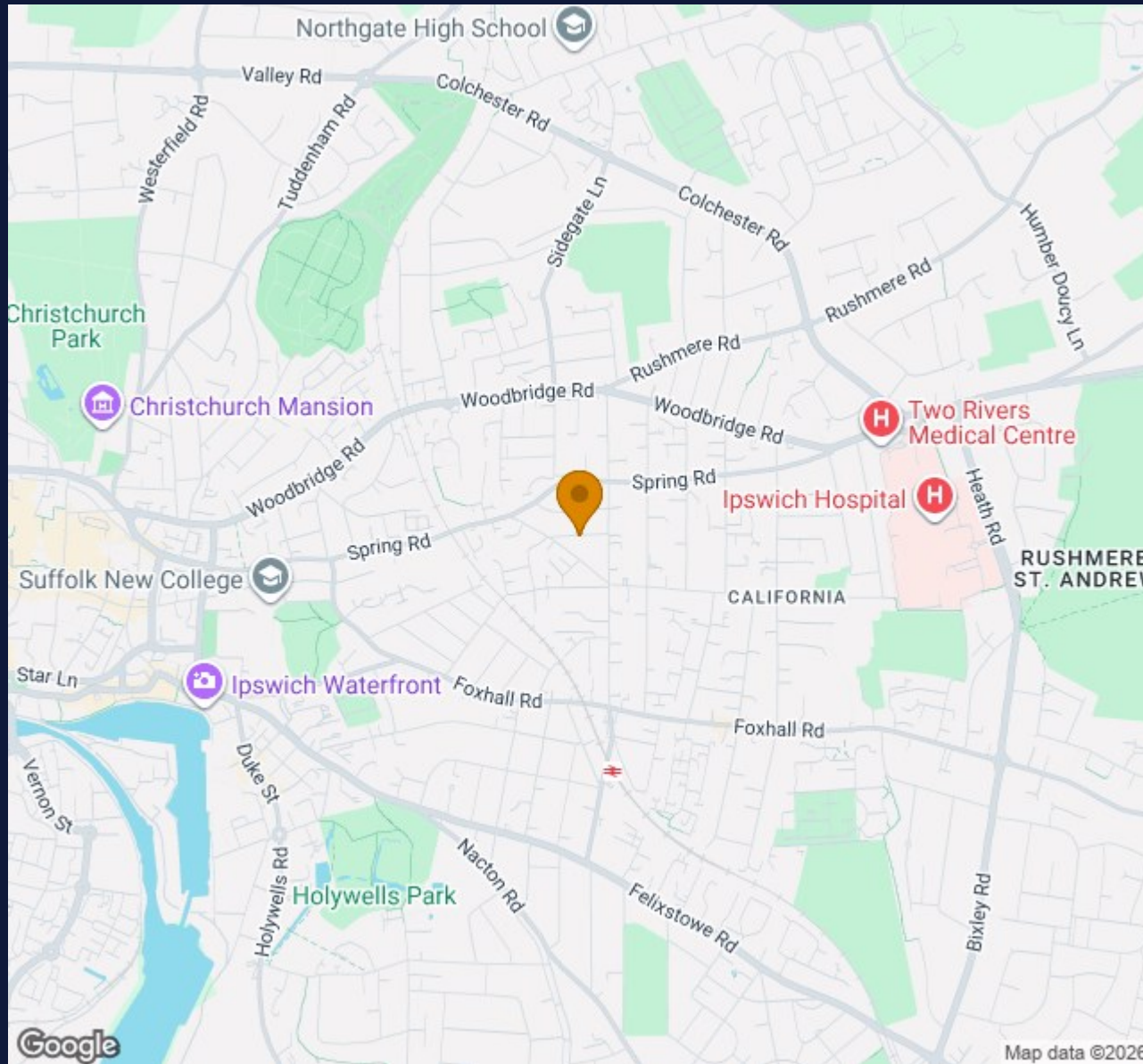




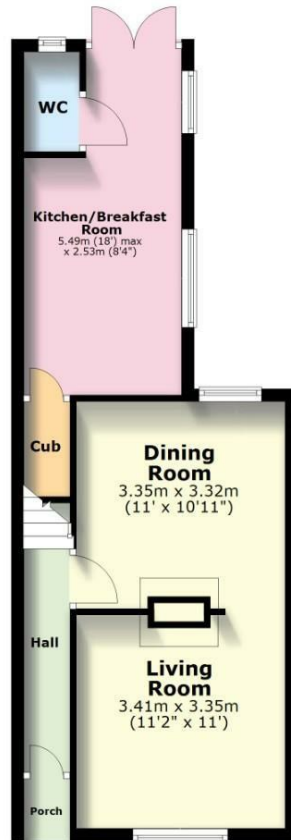
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- Extended Victorian terrace home
- Living and dining space with wood burner
- Enclosed garden with rear gate access
- Offered with no onward chain
- Light, bright & extended kitchen
- Front garden area
- Two generous first floor bedrooms
- Upstairs bathroom with bath and shower
- Downstairs WC

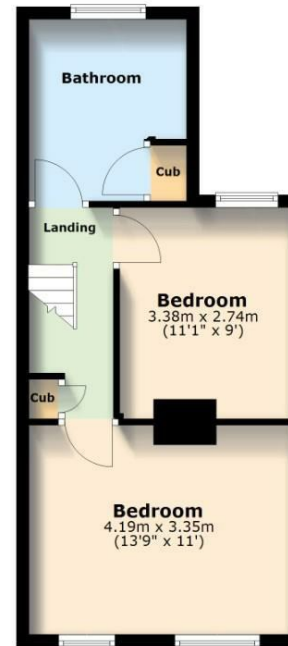




## Ground Floor



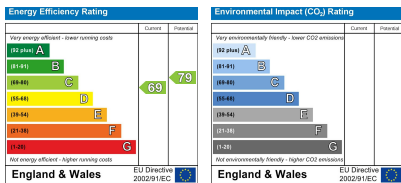
## First Floor



Total area: approx. 78.2 sq. metres (841.6 sq. feet)

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

## EPC



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