



**Henniker Road, Ipswich, IP1 5HF**



**welcome to**

**Henniker Road, Ipswich**

\*GUIDE PRICE £160,000-£170,000\*This well-presented end-terraced home benefits from three good-size bedrooms, a seperate dining room, a modern ground floor bathroom, a South facing rear garden and ample on street parking.



### **Lounge**

12' 3" x 9' 5" ( 3.73m x 2.87m )

Double glazed box bay window to the front, wood effect flooring and one radiator.

### **Dining Room**

12' 2" x 11' 1" ( 3.71m x 3.38m )

Double glazed window to the rear, wood effect flooring, one radiator, TV point and a door leading to the staircase.

### **Kitchen**

11' 4" x 7' 5" ( 3.45m x 2.26m )

Eye and base level units in white with wood effect worktop surfaces, a stainless steel sink plus drainer and chrome mixer tap, a boxed in boiler, an integrated oven with electric hob and extractor hood, space for a fridge/freezer, washing machine and tumble dryer, tiled effect flooring, one radiator, a door leading to the garden and double glazed window to the side.

### **Ground Floor Bathroom**

9' 7" x 4' 4" ( 2.92m x 1.32m )

Three double glazed windows to the side, tiled effect flooring, low level WC, pedestal wash hand basin, a bath with overhead shower and glass screen, part tiled walls, extractor fan and one radiator.

### **First Floor Landing**

Carpet flooring, loft hatch and double glazed window to the side.

### **Master Bedroom**

12' 1" x 10' ( 3.68m x 3.05m )

Two double glazed windows to the front, wood effect flooring and one radiator.

### **Bedroom Two**

9' 2" x 9' 1" ( 2.79m x 2.77m )

Double glazed window to the rear, wood effect flooring and one radiator.

### **Bedroom Three**

8' 5" x 7' 6" ( 2.57m x 2.29m )

Double glazed window to the rear, wood effect flooring and one radiator.

### **Outside:**

#### **Front Garden**

A patio area, a fenced border and a pathway leading to the front door.

#### **Rear Garden**

South facing rear garden with a large lawned area, a patio seating area, an outside tap, a fully enclosed border and a shed.



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## Henniker Road, Ipswich

- Three good-size bedrooms
- Modern ground floor bathroom
- Modern kitchen
- South facing rear garden
- Ample on street parking

Tenure: Freehold EPC Rating: E  
Council Tax Band: A

guide price

**£160,000 - £170,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
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