



## 49 Westbury Road , Ipswich, IP4 4RF

- PLANNING APPLICATION APPROVED(SIDE AND REAR EXTENSION)
- LARGE FAMILY GARDEN
- WALKING DISTANCE TO LOCAL SCHOOLS
- NEWLY DECORATED AND LIGHT REFURB
- LARGE DRIVEWAY

Nestled on the charming Westbury Road in Ipswich, this delightful 1930s house offers a perfect blend of classic character and modern convenience. Spanning an impressive 1,109 square feet, the property features two spacious reception rooms, ideal for both entertaining guests and enjoying quiet family evenings. With three large bedrooms, there is ample space for a growing family or those seeking a comfortable home office.

**Asking price £350,000**

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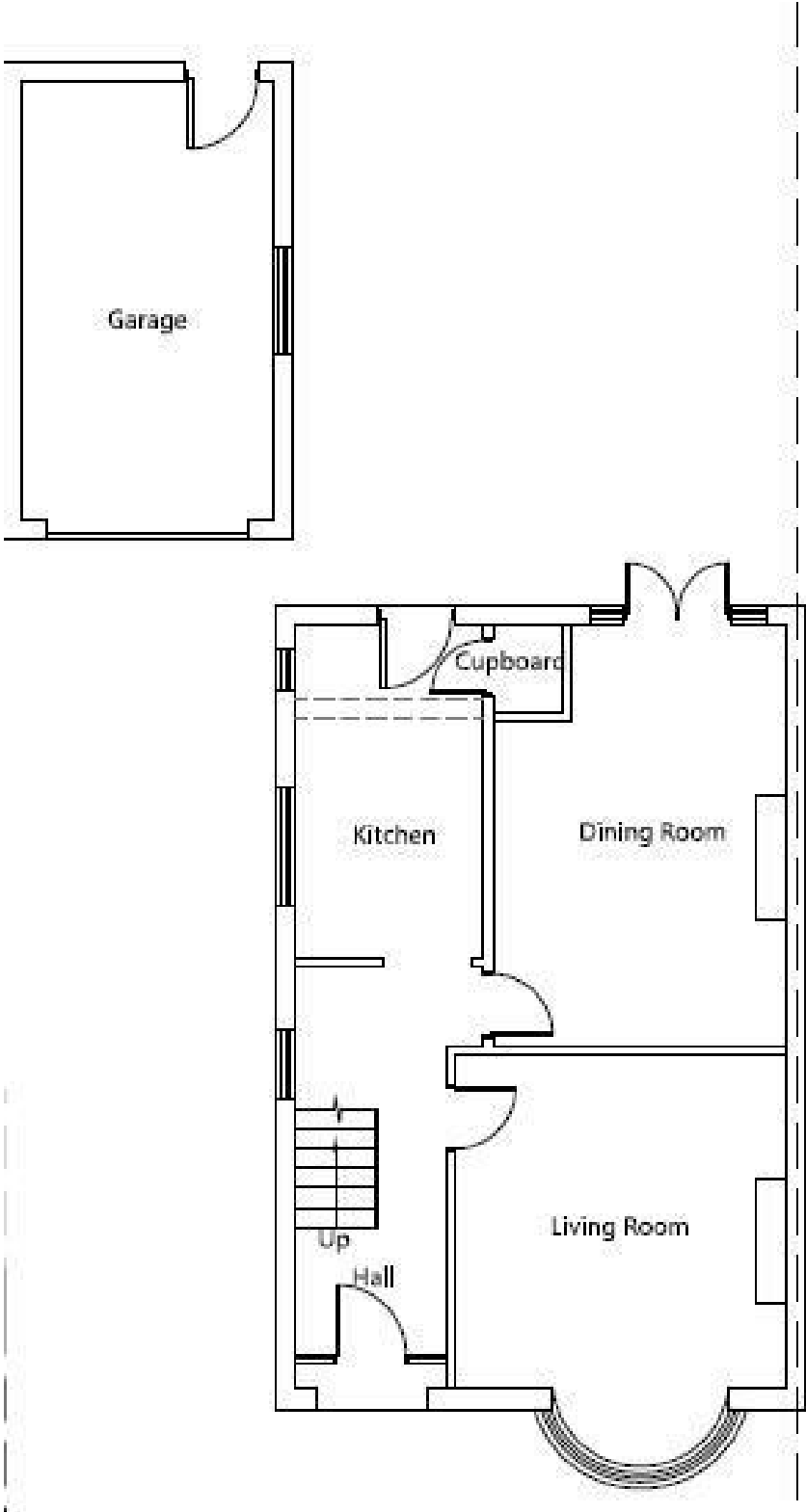


[Directions](#)





Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating

|                                             | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   | 35      |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |

England & Wales

EU Directive 2002/91/EC