Connells

High View Road
Ipswich

High View Road
Ipswich IP1 5HJ

for sale offers in excess of
£210,000

Property Description

A Charming two Bedroom Semi-Detached Bungalow in Popular North Ipswich Location Situated on the sought-after High View Road, this well-presented two-bedroom semi-detached bungalow offers comfortable single-storey living with off-road parking, a generous rear garden and excellent storage facilities. The accommodation comprises an entrance hall, spacious lounge, fitted kitchen, two bedrooms and a modern shower room. The property has been well maintained throughout and benefits from recently replaced internal doors, creating a home ready to move straight into. Externally, the property enjoys a private rear garden with patio and lawn, parking for two to three vehicles and two powered sheds, ideal for storage, hobbies or workshop use.

High View Road is conveniently positioned within easy reach of a range of local shops, supermarkets, healthcare facilities and bus routes. Ipswich town centre, the waterfront and mainline railway station are all easily accessible, whilst nearby schools and amenities make the area particularly appealing to a wide range of buyers.

Entrance Hall

Welcoming entrance hall featuring wood-effect flooring, radiator and a double glazed entrance door to the front aspect. Doors provide access to:

Lounge

Comfortable lounge with fitted carpet, radiator and a double glazed window to the front aspect.

Kitchen

Fitted with a range of matching wall and base units, incorporating a stainless steel sink with drainer and mixer tap. There is space for a cooker, fridge freezer and washing machine. Further benefits include tiled splashbacks, extractor fan, radiator, double glazed window to the side aspect and door leading to the rear garden.

Bedroom One

Double bedroom with fitted carpet, radiator, pendant light fitting and a double glazed window to the front aspect.

Bedroom Two

Double glazed window to the rear aspect, fitted carpet, radiator and pendant light fitting.

Bathroom

Well-appointed bathroom comprising a double walk-in shower, low-level WC and wash hand basin with mixer tap set within a storage unit. Further features include slate-effect flooring, tiled walls, heated towel rail, extractor fan, pendant light fitting and a double glazed window to the rear aspect.

Outside

Front Garden

Enclosed front garden bordered by a low brick wall, with gated access and steps leading down to a pathway approaching the property.

Rear Garden

The rear garden benefits from access via a shared driveway leading to hardstanding providing off-road parking for two to three vehicles. There are two sheds, both with power connected, offering excellent storage and workshop space. A patio seating area leads down to a lawned garden, creating an ideal space for outdoor

enjoyment.

Agent Note

The vendor has advised the Internal wood effect doors replaced under 3 years ago.

Agent Note

Please be aware that we require ID and proof of address from all buyers prior to formally processing any accepted offers. An AML fee of £80 (including vat) is also payable at this stage and covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Ground Floor

Total floor area 58.4 m² (629 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

To view this property please contact Connells on

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6 Princes Street
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EPC Rating: D

Council Tax
Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/ICH313125

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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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