



**Woodbridge Road, Ipswich, IP4 4AX**

**welcome to**

## **Woodbridge Road, Ipswich**

This attractive, bay fronted, mid-terraced home benefits from two bedrooms, a lounge/diner, a beautifully presented kitchen, a ground floor cloakroom, a 1st floor bathroom, a private rear garden and NO ONWARD CHAIN!

### **Entrance Hall**

Carpet flooring, one radiator and the staircase.

### **Lounge/Diner**

Double glazed bay window to the front, double glazed window to the rear, two radiators, TV point and an understairs storage cupboard.

### **Kitchen**

Contemporary kitchen with eye and base level units in grey with brass handles and wooden worktop surfaces, a stainless steel sink plus drainer and chrome mixer tap, an integrated oven with induction hob and extractor hood, space for a fridge/freezer, washing machine and dishwasher, tiled splashback, Victorian style tiled effect flooring and double glazed window to the side.

### **Inner Hall**

A door to the garden, tiled effect flooring and storage cupboards.

### **Cloakroom**

Low level WC, one radiator, tiled effect flooring, one radiator and double glazed window to the side.

### **First Floor Landing**

Loft hatch, carpet flooring and one radiator.

### **Master Bedroom**

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

### **Bedroom Two**

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

### **Bathroom**

Low level WC, pedestal wash hand basin, a bath, a shower with glass enclosure and panelled splashback, part tiled walls, one radiator, tiled effect flooring, extractor fan, shaver point and an airing cupboard.

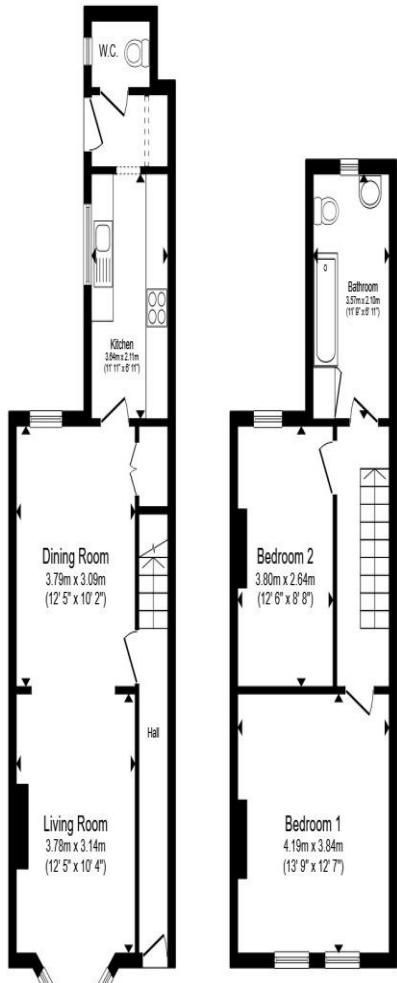
### **Outside:**

#### **Front Garden**

A walled border and a pathway to the front door.

#### **Rear Garden**

A grassed area, a rear gate, a fully enclosed border, a hard standing area and an outside tap.



**Ground Floor**

**First Floor**

Total floor area 84.9 m<sup>2</sup> (914 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](http://www.propertybox.io)



welcome to  
**Woodbridge Road,**  
**Ipswich**

- No onward chain
- Two bedrooms
- Beautifully presented kitchen
- Ground floor cloakroom & 1st floor bathroom
- Private rear garden

Tenure: Freehold EPC Rating: D

Council Tax Band: B

**£200,000**



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