



Connells

Woodbridge Road  
Ipswich





### Property Description

A six bedroom townhouse, situated close to Ipswich Town Centre and University, boasting versatile living accommodation over three floors and off road parking to the rear. The property offers an exciting purchase opportunity, for an investor or an owner occupier alike, and is offered with the additional benefit of no onward chain.

Nearby Ipswich has a cutting-edge theatre and arts scene, cool waterfront bars, many schooling facilities, cosy Suffolk pubs, and a vibrant community of independent stores. Ipswich also has the benefit of being home to a mainline railway station that gives direct access into London Liverpool Street, Cambridge, Norwich and many more destinations. It also has a rejuvenated waterfront Marina which boasts many restaurants, bars and cafes. The home is also in close proximity to Christchurch Park which is a historical area of rolling lawns and wooded areas.

### Entrance Porch

Carpeted and alarm system.

### Bedroom Four

Built-in wardrobes, wooden flooring, double glazed window and radiator.

### En-Suite

P shaped bath with shower over, double glazed window, pedestal hand wash basin, low-level WC

### Kitchen

LVT, matching wall and base units, stainless steel hand wash basin with mixer tap, electric hob and oven, integrated dishwasher, space for fridge freezer and washing machine

### Conservatory

Tiled flooring

### First Floor Landing

Airing cupboard housing water cylinder.

### Bedroom One

Carpeted, double glazed window and radiator.

### Bedroom Two

Double glazed window, carpeted and built-in wardrobe.

### Bedroom Three

Carpeted, double glazed window and radiator.

### Bathroom

Low-level w/c, pedestal hand wash basin, double glazed window, tiled flooring and panel bath with shower over.

### Loft Space

Part boarded providing storage and is insulated.

### Basement

Stairs leading to lower floor.

### Bedroom Five

Double glazed door leading to rear garden, wardrobes and carpeted.

### Bedroom Six

Carpeted, double glazed window, built-in wardrobe and cupboard housing electric meter..

## Bathroom

Tiled flooring, low-level w/c, pedestal hand wash basin and panel bath with shower over.

## Outside

### Front Garden

To the front of the property there are steps leading to front door.

### Rear Garden

The rear of the property has double gates providing off-road parking, accessed via Orchard Street and stairs leading to the entrance door to bedroom five.







Total floor area 122.1 m<sup>2</sup> (1,314 sq.ft.) approx

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EPC Rating: D Council Tax  
 Band: B

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Tenure: Freehold



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