



St. Augustine Road, Ipswich IP3 8PT

welcome to

St. Augustine Road, Ipswich

**BROKE HALL LOCATION **SEMI DETACHED BUNGALOW **EXTENDED TO THE REAR **PORCH **THREE RECEPTION AREAS **CONSERVATORY
**TWO BEDROOMS **GARAGE & DRIVEWAY **IN NEED OF MODERNISATION **NO ONWARD CHAIN



We are pleased to offer this two-bedroom semi-detached bungalow, ideally situated in the heart of East Ipswich.

Located in the highly sought-after area of Broke Hall, the property benefits from a convenient position within walking distance of local shops and amenities, including Ipswich Hospital, doctors' surgeries, restaurants, and bars. The area is well served by regular local bus routes, with bus stops located throughout the development, providing easy access into and out of the town centre.

The bungalow has been extended to the rear, offering generous living space and further potential for additional building works, subject to the relevant planning permissions. The property is offered with no onward chain and also benefits from a garage to the side.

This home presents an excellent opportunity for buyers looking to personalise and configure a property to suit their own requirements, making it ideal for those seeking a long-term home in a popular and well-connected location.

Agents Note

Entrance Door Into-

Porch

Hallway

Bedroom One

Bedroom Two

Bathroom

Living Room

Dining Room

Conservatory

Breakfast Room

Kitchen

Outside

Front Garden

Rear Garden



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- SEMI DETACHED BUNGALOW
- NO ONWARD CHAIN
- THREE RECEPTION AREAS
- CONSERVATORY

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: D

offers in excess of

£325,000



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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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
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