



**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: Awaiting  
Council Tax Band: D

offers in excess of

**£325,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
IPW104044 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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