



**Ernleigh Road, Ipswich IP4 5LU**

**welcome to**

**Ernleigh Road, Ipswich**

\*\*SEMI DETACHED HOUSE \*\*RECENTLY RENOVATED \*\* PORCH \*\*KITCHEN/DINER \*\*SEPARATE LOUNGE \*\*CLOAKROOM \*\*FIRST FLOOR BATHROOM  
\*\*THREE BEDROOMS \*\*CLOSE TO ALL FACILITIES \*\*OFF ROAD PARKING FOR TWO CARS \*\*GOOD SIZE REAR GARDEN \*\*ELECTRIC CAR CHARGER  
\*\*VIEWINGS HIGHLY RECOMMENDED



We are delighted to offer this beautifully presented three-bedroom semi-detached home, ideally located in the heart of East Ipswich. The property sits within easy walking distance of highly regarded schools, including Britannia Primary School and Copleston High School.

Since being purchased a two years ago, the home has been fully renovated to a high standard. Improvements include a brand-new kitchen and bathroom, reconfiguration to create a modern open-plan kitchen/dining area, along with new carpets and tasteful decorative finishes throughout. The result is a stylish and contemporary home ready for immediate occupation.

The location is equally impressive, with Ipswich General Hospital, doctors' surgeries, shops, restaurants, bars, and other local amenities all within a short walk. There is also excellent access to the A12 and A14, as well as convenient bus routes in and out of the town, making this an ideal choice for a wide range of buyers.

Externally, the property benefits from a generous rear garden and off-road parking. Early viewing is highly recommended to fully appreciate all that this superb home has to offer.

## **Entrance Door Into-**

### **Porch**

### **Hallway**

### **Lounge**

### **Kitchen/Diner**

### **Loby**

### **Cloakroom**

### **Landing**

### **Bedroom One**

### **Bedroom Two**

### **Bedroom Three**

### **Bathroom**

### **Outside**

### **Front Garden**

### **Rear Garden**

### **Agency Note**



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welcome to

## Ernleigh Road, Ipswich

- EXCELLENT SCHOOL CATCHMENTS
- SEMI DETACHED HOUSE
- COMPLETELY RENOVATED WITH CAR CHARGER
- KITCHEN/DINER
- SEPARATE LOUNGE

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers in excess of

**£340,000**



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Property Ref:  
IPW104042 - 0005

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