

oakheart

£160,000

Offers Over  
Spring Road, Ipswich



Situated on Spring Road in the popular IP4 area, this three-bedroom terraced home offers a fantastic opportunity for both investors and first-time buyers alike. The property is currently tenanted, providing immediate rental income for investors, while also offering the option for vacant possession should a buyer wish to occupy the property themselves. The accommodation offers a front-facing living room, separate dining room, kitchen to the

rear and a ground floor bathroom. To the first floor are three bedrooms, with the third accessed via the second, offering a flexible layout suited to a range of uses such as a dressing room, nursery, or home office.

Externally, the property benefits from a good sized rear garden, providing excellent outdoor space and further potential for landscaping if desired.

While the property would benefit from a degree of modernisation and investment, it presents a great opportunity to add value and personalise, making it an ideal purchase for those looking to put their own stamp on a home or expand a rental portfolio.











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**GLA<sup>1)</sup>**  
73.12 m<sup>2</sup>  
787.02 ft<sup>2</sup>

**Total**  
78.49 m<sup>2</sup>  
844.89 ft<sup>2</sup>

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

Reduced headroom

----- Below 1.5 m/5 ft  
Areas with headroom below 1.52 m/5 ft are excluded

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:  
Ipswich Borough Council

Tenure:  
Freehold

Council Tax Band:  
A

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>54</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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