



**Leopold Road, Ipswich IP4 4RR**

**welcome to**

**Leopold Road, Ipswich**

\*\*MID TERRACE HOUSE \*\*LOUNGE/DINER \*\*UTILITY AREA \*\*FIRST FLOOR BATHROOM \*\*TWO BEDROOMS \*\*BLANK CANVAS \*\*NORTH EAST IPSWICH \*\*CLOSE TO EXCELLENT SCHOOLS \*\*SOME PERIOD FEATURES \*\*NO ONWARD CHAIN



## Two-Bedroom Terraced House - North East Ipswich

Situated in the heart of North East Ipswich, this two-bedroom terraced house is offered with vacant possession and presents an excellent opportunity for first-time buyers or landlords alike.

A notable feature of the property is the first-floor bathroom, along with a porch entrance which provides separation from the main living space rather than entering directly into the lounge. To the rear, the property has been extended to include a utility area, adding further practicality.

Upstairs, there are two well-proportioned bedrooms. Internally, the home offers a blank canvas, allowing buyers to modernise and personalise to suit their own needs.

The location provides easy access to the A12 and A14, while also being within walking distance of Northgate High School and Sidegate Primary School. Additional nearby amenities include Ipswich Hospital, local bars, restaurants, and shops, with Ipswich Town Centre and the vibrant Waterfront also easily accessible.

Viewing is highly recommended to fully appreciate the potential and convenient location this property has to offer.

### Entrance Door Into-

#### Porch

#### Living Room

11' 5" x 11' ( 3.48m x 3.35m )

#### Dining Room

11' 3" x 10' 11" ( 3.43m x 3.33m )

#### Kitchen

11' 1" x 6' 10" ( 3.38m x 2.08m )

#### Utility

8' 6" x 6' 3" ( 2.59m x 1.91m )

#### Landing

#### Bedroom One

11' 3" x 11' ( 3.43m x 3.35m )

#### Bedroom Two

10' 11" x 8' 4" ( 3.33m x 2.54m )

#### Bathroom

#### Outside

#### Front Garden

#### Rear Garden



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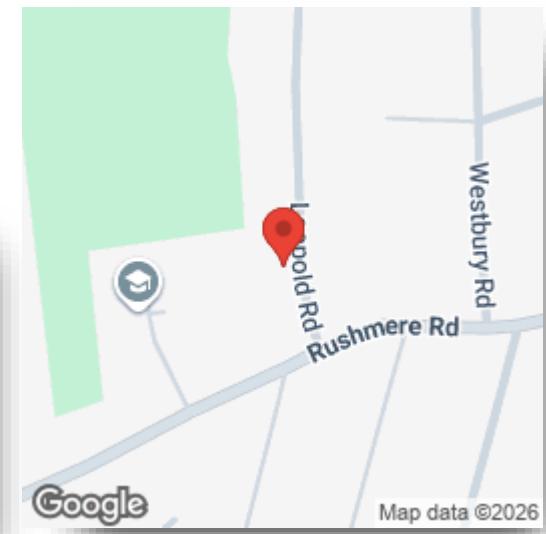
## Leopold Road, Ipswich

- NORTH EAST IPSWICH
- FIRST BUYERS/LANDLORD PROPERTY
- NO ONWARD CHAIN
- FIRST FLOOR BATHROOM
- UTILITY AREA

Tenure: Freehold EPC Rating: C

Council Tax Band: B

**£187,000**



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Property Ref:  
IPW104027 - 0005

Please note the marker reflects the postcode not the actual property

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