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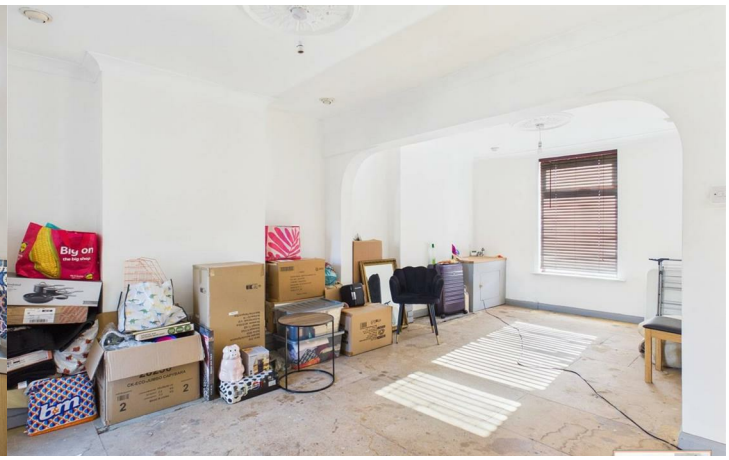
Woodbridge Road

East Ipswich, IP4 2PE

Offers in excess of £180,000

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Woodbridge Road

NO ONWARD CHAIN - IDEAL FOR FIRST TIME BUYERS AND INVESTORS - KITCHEN - OPEN PLAN LOUNGE / DINER - THREE BEDROOM TERRACE - NEW MODERN DOWNSTAIRS BATHROOM - NEW IDEAL BOILER - WALKING DISTANCE TO TOWN CENTRE AND WATERFRONT - REAR GARDEN

Foxhall Estate Agents are deligted to offer for sale with no onward chain this three bedroom terraced house close to town.

The property consists of large open lounge / diner, kitchen, downstairs bathroom and three good sized bedrooms upstairs and a light open landing and hallway. To the outside is a good sized rear garden fully enclosed.

The property benefits from a new modern bathroom and central heating via new Ideal boiler and radiator.

Ipswich's popular east area offers plenty of local amenities including supermarkets, local bus routes, Derby road train station, Ipswich Hospital, good school catchment Britannia Primary School & Copleston High School (subject to availability) and easy access to the A12/A14 and into Ipswich town centre and waterfront.

Front Garden

Steps up to a covered porch and the front door.

Entrance Lobby

Double glazed front entrance door through to the lobby with a further glazed door to the lounge / diner, stairs rising to the first floor and a radiator.

Lounge / Diner

21'4" x 15'3" (6.52 x 4.67)

Open plan front to back lounge / diner, south facing window to front making this a lovely sunny and bright room. Double radiator, built-in corner cupboard, ceiling spotlights arch through to the dining area which has double glazed French doors leading out to the rear and a spacious understairs storage area ideal for the positioning of a fridge / freezer, etc.

Kitchen

9'5" x 7'6" (2.88 x 2.30)

Comprising single drianer sink, selection of fitted cupboards, base drawers and eye-level cupboards, integrated oven and electric hob, worksurfaces, space for a fridge freezer, tiled floor, window to side, recess ceiing spotlights and a dor to a utility lobby.

Utility Lobby

6'11" x 2'4" (2.11m x 0.71m)

Wall mounted Ideal Esprit Eco 2 boiler and plumbing for a washing machine.

Bathroom

7'2" x 5'7" (2.18m x 1.70m)

Modern replacement bathroom suite comprising sliding door into the room, bath with a cantilever shower screen and Triton T80 shower over, wash hand basin, W.C., window to side, extractor fan (not tested), chrome heated towel rail, tiled floor and mermaid shower board backing.

Landing

Doors to all rooms off and access to loft space.

Bedroom One

15'3" x 10'4" (4.66 x 3.15)

Spacious bedroom running the full width of the property,

Two windows to front which are south facing making this lovely and sunny, double radiator and two double fitted wardrobes.

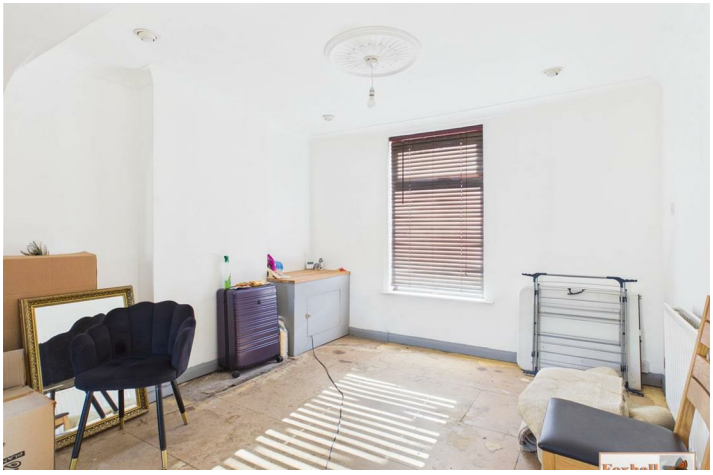
Bedroom Two
10'6" x 10'2" (3.22 x 3.12)
Good sized double bedroom with radiator and window to rear.

Bedroom Three
8'11" x 7'6" (2.74 x 2.31)
Window to rear and a radiator.

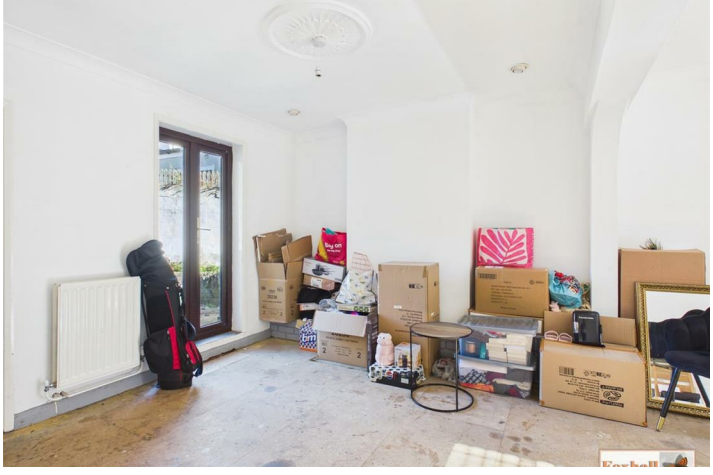
Rear Garden
Side access gate from a passageway leading to the rear garden which is in two halves, an extremely spacious side garden which is mainly concrete with raised flowerbeds and an outside tap, steps up to a rear garden which is fully enclosed by brick wall and panel fencing and mainly laid to grass.

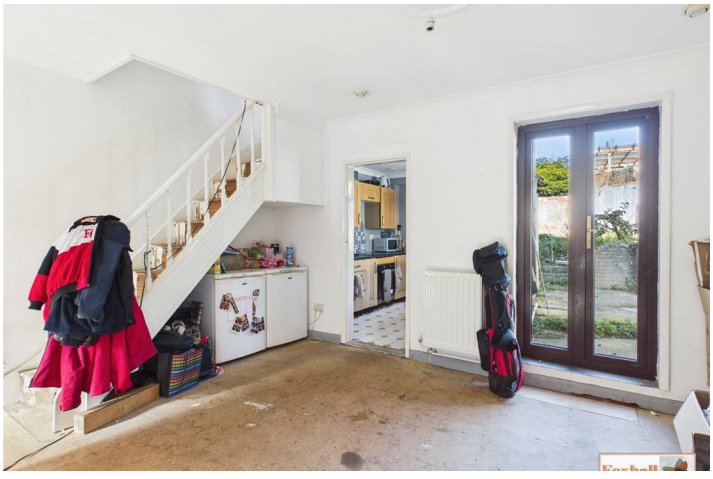
Agents Notes
Tenure - Freehold
Council Tax Band - A



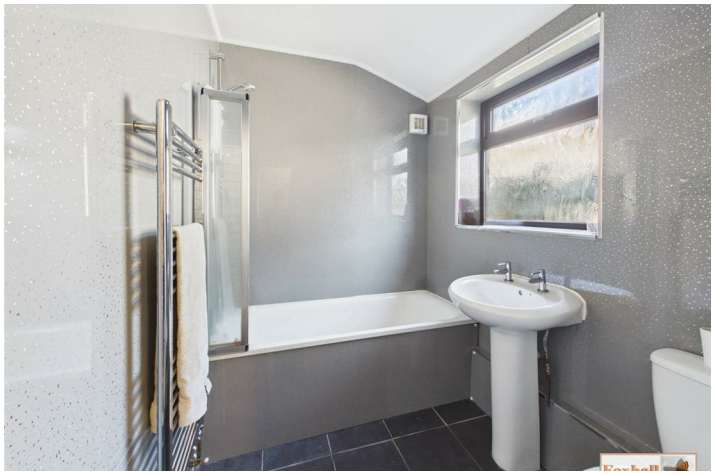


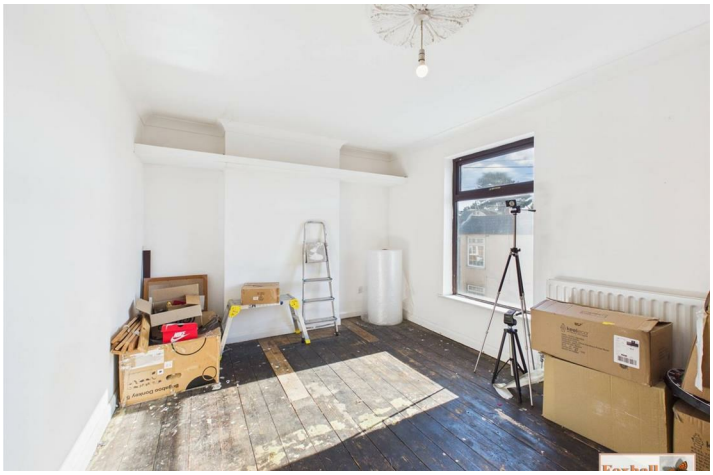


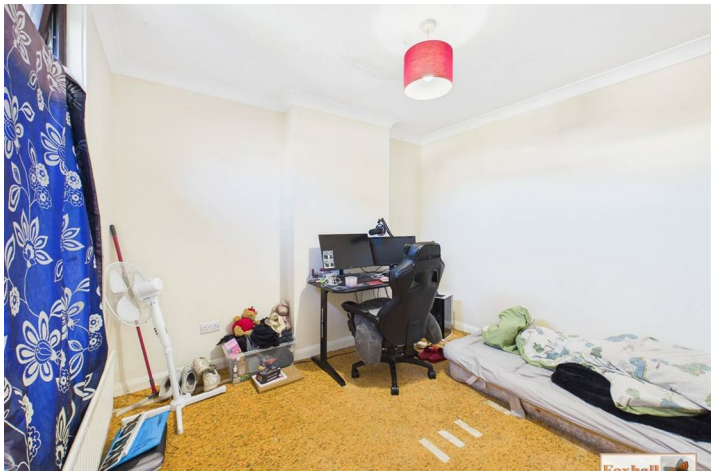




















Road Map



Hybrid Map



Terrain Map



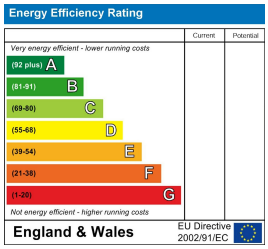
Floor Plan

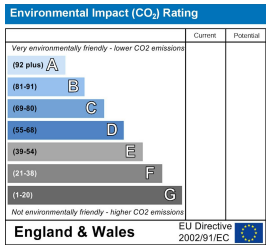


Viewing

Please contact us on 01473 721133 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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