



Woodbridge Road, IPSWICH, IP4 2QT



welcome to

Woodbridge Road, IPSWICH

****GUIDE PRICE £210,000-£220,000**** This attractive bay fronted terraced home is being offered to the market with no onward chain.



Porch

3' 1" x 3' (0.94m x 0.91m)

Original tiled flooring and a door leading to the hallway

Entrance Hallway

10' 7" x 2' 9" (3.23m x 0.84m)

Doors to both your living and dining room and a staircase.

Lounge/Diner

25' 8" x 11' 4" Max (7.82m x 3.45m Max)

Open plan lounge/diner boasting a double glazed bay window to the front aspect and further double glazed window facing the rear, original floorboards throughout, two radiators, fireplace in the dining room and a TV point.

Kitchen

10' x 9' (3.05m x 2.74m)

Range of eye and base level units in wood with stone effect Grey work tops, stainless steel sink with drainer unit and chrome taps, integrated oven with gas hob and extractor hood, space for a fridge freezer and dish washer, wall-mounted, gas-fired boiler fitted in 2022, tile effect flooring and a double glazed window facing the side aspect.

Utility Room

10' 4" x 7' 9" (3.15m x 2.36m)

Spacious utility room with direct access to the garden and a further double glazed window facing the side aspect, tile effect flooring, radiator, base unit in wood with fitted work top and space for a washing machine and tumble dryer, stainless steel sink with chrome tap.

Ground Floor Bathroom

8' 9" x 8' Max (2.67m x 2.44m Max)

4 Piece ground floor bathroom benefiting from a shower with glass enclosure, separate bath, enclosed W/C, wash hand basin, partially tiled walls and tile effect flooring, chrome heated towel rail, airing cupboard and a double glazed window facing the side aspect.

Landing

Carpet flooring, loft hatch and a storage cupboard.

Master Bedroom

14' 4" x 11' 1" (4.37m x 3.38m)

Two double glazed windows facing the front aspect, carpet flooring and a radiator.

Bedroom 2

12' 2" x 8' 8" (3.71m x 2.64m)

Double glazed window facing the rear aspect, carpet flooring, radiator and a wall papered wall.

Bedroom 3

10' 1" x 8' 9" (3.07m x 2.67m)

Double glazed window facing the rear aspect, carpet flooring, radiator and loft hatch.

Outside:

Front Garden

Steps up to the front door with adjacent shingle area and two palm trees.

Rear Garden

Lengthy tiered garden benefiting from multiple seating area, patio areas and a flattened lawned area to the rear with rear gate, there is also an outside tap.



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Woodbridge Road, IPSWICH

- 3 Double bedrooms
- Separate hallway to entry
- Open plan lounge/diner
- Utility room
- Ground floor 4 piece bathroom

Tenure: Freehold EPC Rating: E

Council Tax Band: B

guide price

£210,000 - £220,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
IPS120605 - 0003

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