



Brooks Hall Road | | Ipswich | IPI 4BY

£200,000

NICHOLAS
— ESTATES —

Brooks Hall Road |
Ipswich | IP1 4BY
£200,000

A three bedroom semi-detached house situated in the IP1 area of Ipswich town centre, requiring modernisation and updating throughout. The accommodation comprises, entrance hall, lounge, dining room, kitchen, downstairs bathroom and boot room to the ground floor, the first floor offers main bedroom and two further bedrooms. To the rear the garden is fully enclosed, with a summer house and garden sheds. The property is offered for sale with no onward chain.

- Semi-Detached House
- Two Reception Rooms
- Fully Enclosed Rear Garden
- Three Bedrooms
- Modernisation & Updating Required
- No Onward Chain

Entrance Hall

Side aspect double glazed door, wood laminate floor, stairs to 1st floor, doors to;

Lounge

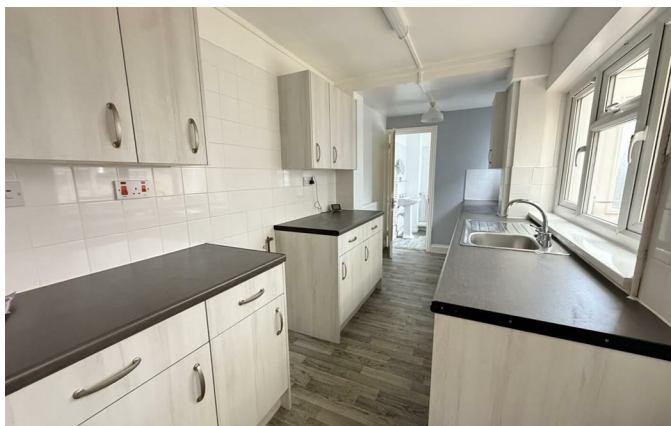
14'2 into bay x 11'2 (4.32m into bay x 3.40m)

Front aspect double glazed bay window, wood laminate flooring, radiator, and fireplace.

Dining Room

11'1 x 10'4 (3.38m x 3.15m)

Rear aspect double glazed window, wood laminate flooring, radiator and understairs cupboard, door to;



A three bedroom semi-detached house situated in the IPI area of Ipswich town centre, requiring modernisation and updating throughout. No onward chain.



Kitchen

15'6 x 6'4 (4.72m x 1.93m)

Side aspect double door and double glazed window, wood effect flooring, work surface, stainless steel sink & drainer, wall and base units, radiator and door to;

Bathroom

Side aspect double glazed window, wood effect flooring, heated towel rail, low level flush w/c, hand wash basin, panelled bath with shower over and extractor fan.

Boot Room

10'4 x 4'0 (3.15m x 1.22m)

Rear aspect double glazed door, side aspect double glazed window and tiled floor.

Landing

Exposed floor boards, loft access and doors to;

Bedroom 1

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

Front aspect double glazed window, radiator and wood laminate flooring.

Bedroom 2

10'5 x 7'5 (3.18m x 2.26m)

Rear aspect double glazed window, wood laminate flooring and airing cupboard with gas fired boiler.

Bedroom 3

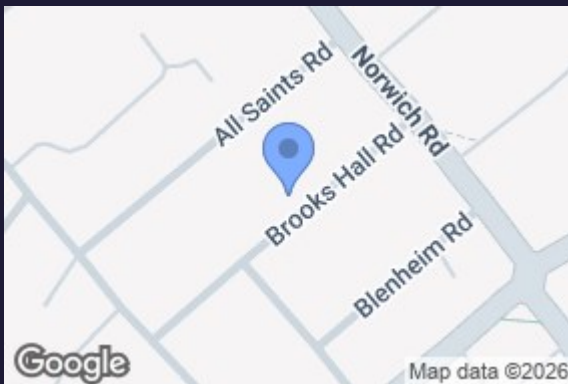
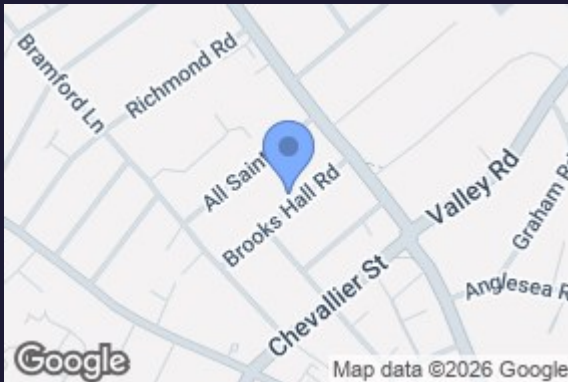
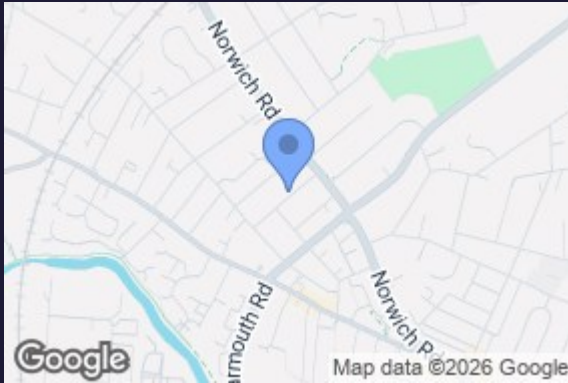
9'8 x 6'4 (2.95m x 1.93m)

Rear aspect double glazed window and radiator.

Summer House

10'4 x 7'1 (3.15m x 2.16m)

Tiled floor, power & light.



Council Tax Band A EPC Rating D

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(12 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Current	Potential
	82
61	

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