



Wallace Road | | Ipswich | IPI 5DA

£180,000

NICHOLAS
— ESTATES —

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Ipswich | IP1 5DA
£180,000

A three bedroom semi-detached house situated on the north western side of Ipswich, requiring modernisation & updating throughout. The accommodation comprises, entrance hall, lounge, dining room, kitchen to the ground floor, main bedroom, two further bedrooms and bathroom to the first floor. To the rear the garden is fully enclosed. Ipswich town centre is within easy reach, offering a wide range of shops, restaurants, and leisure facilities, while Ipswich mainline railway station provides direct links to London Liverpool Street, making it ideal for commuters. The area is well served by local amenities, schools, and parks, along with good access to the A12 and A14 for wider transport connections, making this an excellent choice for both families and professionals alike.

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

Entrance Hall

Front aspect double glazed door, radiator, wood laminate flooring, stairs to 1st floor, doors to;

Lounge

12'3 x 10'3 (3.73m x 3.12m)

Front aspect double glazed bay window, radiator and exposed floor boards.



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Dining Room

11'5 x 10'8 (3.48m x 3.25m)

Rear aspect double glazed window, radiator, exposed floor boards, door to;

Kitchen

14'8 x 8'5 (4.47m x 2.57m)

Rear & side aspect double glazed windows, side aspect double glazed door, work surface, 1.5 bowl sink & drainer, understairs cupboard, wall and base mounted units, radiator and wall mounted gas fired boiler.

Landing

Loft access, storage cupboard and doors to;

Bedroom 1

13'8 x 10'9 (4.17m x 3.28m)

Two front aspect double glazed windows, radiator and exposed floor boards.

Bedroom 2

11'6 x 8'0 (3.51m x 2.44m)

Rear aspect double glazed window, radiator and exposed floor boards.

Bathroom

Side aspect double glazed window, tiled floor, low level flush w/c, hand wash basin, radiator, low level flush w/c, hand wash basin and panelled bath with shower over.

Bedroom 3

8'4 x 7'4 (2.54m x 2.24m)

Rear aspect double glazed window, radiator and exposed floor boards.



Council Tax Band B EPC Rating D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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