

oakheart

£190,000

Emlen Street, Ipswich

Offered with NO ONWARD CHAIN, this well-proportioned two bedroom semi-detached home presents an excellent opportunity for first time buyers looking to step onto the property ladder, as well as investors seeking a property with future potential.

Situated within close proximity to Ipswich Town Centre, the property offers generous living accommodation including a

spacious living room, a modern kitchen/dining area and two well-sized bedrooms. The first floor also benefits from a particularly spacious landing.

A notable feature of the property is the additional room accessed via the primary bedroom, historically used as an en-suite. Whilst this space is currently not accessible, previous imagery confirms its existence and it offers

exciting potential to reinstate or repurpose, subject to any required works.

Externally, the property benefits from a private rear garden, providing a great space for outdoor enjoyment.











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GLA¹⁾
78.07 m²
840.3 ft²

Total
78.07 m²
840.3 ft²

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

Reduced headroom

----- Below 1.5 m/5 ft

Areas with headroom below 1.52 m/5 ft are excluded

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:

Tenure:
Freehold

Council Tax Band:
B

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		87
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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