

oakheart

£200,000

Offers In Excess Of  
Sherrington Road, Ipswich



Located on the outskirts of Ipswich Town Centre in immaculate 'turn key' condition, is this impressive and attractive, bay fronted three bedroom semi detached residence!

The property forms part of a beautiful red brick pair of semi detached houses with pretty walled front gardens and generous back gardens. It is well positioned for those looking for easy access to both the A12 & A14 for commuting to Felixstowe Port, Sizewell C or up to Bury St Edmunds. It is also within walking distance to the main line Train Station in Ipswich Centre.

The property has been particularly well looked after by the current Landlord,

who has taken great pride in the presentation of this pretty house. It has been fully managed as an Air BnB investment return circa £34,000 per annum gross. (figures are subject to information we have received and has not been evidenced, it would also be subject to seasons and performance of a managing host). There is parking often available on the street, with access to the front door gained via a traditional walled front garden. Entry to the hallway reveals a traditional patterned floor with an original style column radiator that remains in keeping with the original heritage of the house. The main reception room to the front is the impressive bay windowed lounge. It is a bright and sympathetically finished room that centres around a traditional feature fireplace. At the centre of the house is the second reception room that forms a

well appointed dining room with a door leading to the rear kitchen. This also boasts a window overlooking the garden at the rear and a feature fireplace with a timber mantle.

The rear kitchen is a stunning complimentary space that enhances the appeal of this home. It boasts features that briefly include; Light wood effect flooring, solid wooden work tops, double inset butler sink, metro tiled splash back to an electric hob, mid level double ovens and attractive shaker style kitchen units.





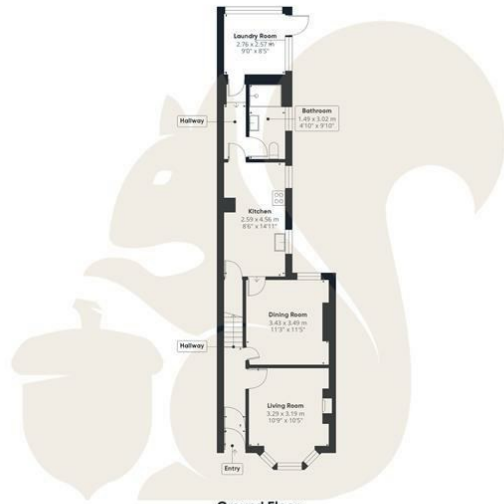












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Approximate total area<sup>(1)</sup>89.6 m<sup>2</sup>963 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

**Floor 1**

Local Authority:

Ipswich


Tenure:

Freehold

Council Tax Band:

B

### Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>	<p>65</p>	<p>87</p>
<p><b>England &amp; Wales</b></p>	<p>EU Directive 2002/91/EC</p>	

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.

## Oakheart Bury St Edmunds

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