

# KEYSTONE



Wherstead Road, Ipswich, IP2 8JH

£190,000

Town House

Lounge

Kitchen

Garden

Close To Waterfront

Three Bedrooms

Dining Room

Bathroom

Popular Location

# Wherstead Road, Ipswich IP2 8JH

Nestled on Wherstead Road, this generous three-storey terraced house presents an excellent opportunity for families seeking a comfortable and spacious home. Boasting three well-proportioned bedrooms, this property is designed to accommodate the needs of modern family living.

Upon entering, you will find two inviting reception rooms that offer versatile spaces for relaxation and entertainment. These rooms are perfect for family gatherings or quiet evenings in, providing a warm and welcoming atmosphere. The layout of the home ensures that each area flows seamlessly, making it ideal for both everyday living and hosting guests.

The property is conveniently located close to the waterfront, allowing residents to enjoy leisurely strolls along the river and take advantage of the vibrant local amenities. Additionally, the town centre is within easy reach, offering a variety of shops, restaurants, and services to cater to all your needs.



#### Front Entrance

Door leading to hallway with wood flooring, stairs to first floor and radiator.

#### Lounge

13'3 x 11'0

Bay window to front, radiator and wood flooring.

#### Dining Room

11'4 x 10'9

Window to rear, wood flooring, radiator and built-in understairs cupboard.

#### Inner lobby

With built-in pantry and tiled flooring.

#### Kitchen

10'3 x 6'9

Fitted with a range of base units and drawers, wooden work top, built-in hob and oven, sink and drainer unit with tiled splashback, space for washing machine, space for fridge/freezer, window to side and tiled flooring.

#### Inner lobby

With door to side and built-in storage cupboard housing wall mounted boiler.

#### Bathroom

Fitted with a suite comprising; a panelled bath with shower over, WC, vanity inset sink with tiled splashback and window to rear.

#### First Floor

Landing with wood flooring.

#### Bedroom1

14'7 x 11'1

Two windows to front, radiator, cast iron feature fireplace and wood flooring.

#### Bedroom 3

11'2 x 9'2

Window to rear, radiator, feature cast iron fireplace and wood flooring.

#### Second Floor

#### Bedroom 2

18'8 x 13'2

Window to front, wood flooring, feature cast iron fireplace and a radiator.

#### Outside

To the front of the property there is a small open plan front garden.

The rear garden is predominantly laid to patio with a gate which provides side access to the property.



## Viewings

Viewings by arrangement only. Call 01473 221 399 to make an appointment.

## EPC Rating:

E

| Energy Efficiency Rating                    |                                                                                      |                            |
|---------------------------------------------|--------------------------------------------------------------------------------------|----------------------------|
|                                             | Current                                                                              | Potential                  |
| Very energy efficient - lower running costs |                                                                                      |                            |
| (92 plus) <b>A</b>                          |  | <b>81</b>                  |
| (81-91) <b>B</b>                            |                                                                                      |                            |
| (69-80) <b>C</b>                            |                                                                                      |                            |
| (55-68) <b>D</b>                            |                                                                                      |                            |
| (39-54) <b>E</b>                            |                                                                                      | <b>50</b>                  |
| (21-38) <b>F</b>                            |                                                                                      |                            |
| (1-20) <b>G</b>                             |                                                                                      |                            |
| Not energy efficient - higher running costs |                                                                                      |                            |
| England & Wales                             |                                                                                      | EU Directive<br>2002/91/EC |

