

## **Spring Road, Ipswich, Suffolk, IP4 5LZ**

**Asking Price: £175,000**



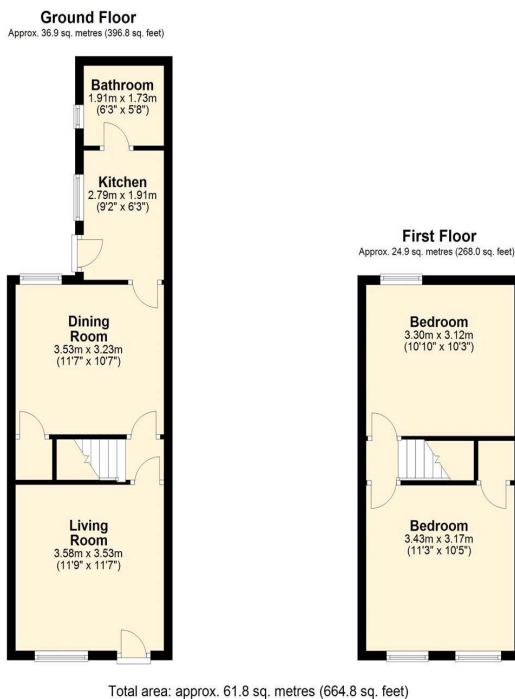
- Mid Terrace House
- Two Double Bedrooms
- Ground Floor Bathroom
- Large South-Facing Rear Garden
- Two Reception Rooms
- Ideal Investment / First Time Purchase

This two bedroom mid-terraced house, situated towards the desirable north east side of Ipswich within the Copleston School area (subject to availability), benefits from double glazed windows, two reception rooms, and a south facing rear garden in excess of 100ft (sts).



The accommodation comprises, lounge which opens through to the dining room, modern kitchen, ground floor bathroom, first floor landing, and two double bedrooms.

The county town of Ipswich offers a range of local amenities including schools, university, shops, doctors, dental surgeries, hospital, two theatres, parks including the popular Orwell Country Park, recreational facilities, and mainline railway station providing direct links to London Liverpool Street Station. The vibrant waterfront has undergone an extensive rebuilding and gentrification programme and now boasts some fashionable bars and restaurants, together with the University Suffolk.



#### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	54	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC