

Wellesley Road, Ipswich, Suffolk, IP4 1PL

Offers in excess of: £210,000

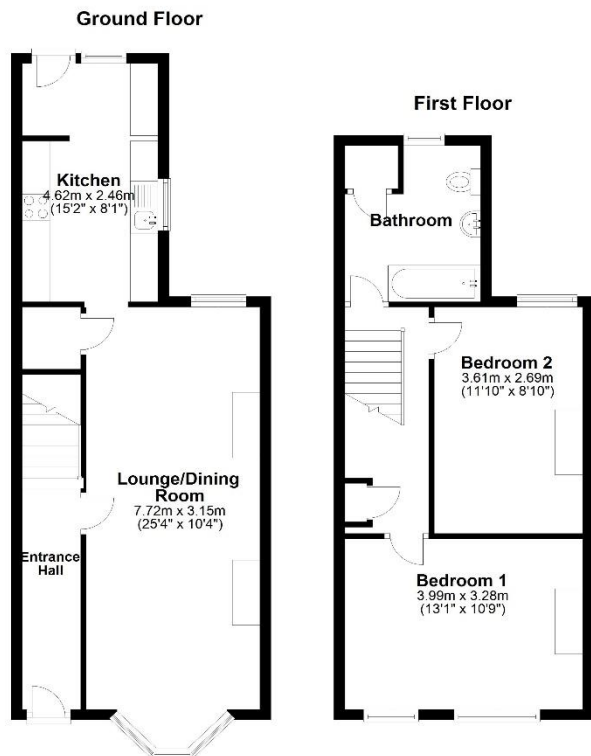


- Semi-Detached House
- Two Double Bedrooms
- 25ft Dual Aspect Lounge/Diner
- Large First Floor Bathroom
- Good Size Rear Garden
- Close to University & Waterfront

This two bedroom semi-detached house, situated towards the desirable east side of Ipswich falling within the Copleston School catchment and close to the university and waterfront, is full of character features including bay window, high ceilings and stripped wood flooring and the boiler is new a Vaillant boiler installed in 2021 and under guarantee. The accommodation comprises entrance hall, 25ft dual aspect lounge / dining room, kitchen, first floor landing, two double bedrooms, and large bathroom.

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.

Council tax band: B



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+) A		
(81-91) B		84
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC