

Warwick Road, Suffolk, IP4

For Sale



Palmer & Partners

Warwick Road, Ipswich, Suffolk, IP4

Offers In Excess Of: £280,000



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To arrange a viewing please call the Ipswich office
on **01473 211705**

Ipswich Office

2 St Nicholas Street, Ipswich
Suffolk, IP1 1TJ

www.palmerpartners.com

T: 01473 211705

E: suffolk@palmerpartners.com



Accommodation Summary:

- • Close to University and Waterfront
- • East Ipswich Location
- • Character Townhouse
- • Two Reception Rooms
- • Accommodation Over Three Floors
- • Two Large Usable Basements Rooms
- • Off Road Parking

Description:

This versatile three/four bedroom townhouse with accommodation arranged over three floors, is situated in the desirable East of Ipswich within the much sought-after Northgate School catchment. The property is situated within close proximity to the town centre and offers character features throughout, off-road parking for two cars and with potential to convert two further rooms into bedrooms.

As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises entrance hall, lounge, dining room and kitchen, the basement level offers two further rooms and to the first floor there is three bedrooms, separate WC and the family bathroom.

The county town of Ipswich is served by a wide range of local amenities including schools, University, shops, doctors, dental surgeries, hospital, two theatres, parks, recreational facilities, and mainline railway station providing direct links to London Liverpool Street Station. The town has also undergone an extensive rebuilding and a gentrification programme principally around the vibrant waterfront which now boasts some lovely bars and restaurants.

EPC Rating- D





Rooms:

Outside - Front There is off-road parking for two cars on the block paved driveway, tiled pathway to the front door and entrance door through to:

Entrance Hall Stairs up to the first floor, stripped wood flooring, radiator and door to;

Lounge 12.5ft x 12.0ft. Radiator, and feature fireplace.

Dining Room 11.5ft x 11.5ft. Radiator, stripped wood flooring and window to the rear aspect.

Kitchen 13.6ft x 9.0ft. The kitchen is fitted with a range of eye and base level units, inset sink and drainer, space for American style fridge freezer, dishwasher, and washing machine, tiled flooring, radiator, window to the side aspect, and patio doors opening out to the rear garden.

Basement Level

Basement Room 12.3 x 11.9. Radiator, and window to the front aspect.

Basement Room Two 11.5ft x 11.5ft. Radiator and window to the rear aspect.

First Floor Level

Landing Airing cupboard, loft access and radiator.

WC Low level WC and window to the rear aspect.

Bedroom 11.9ft x 11.3ft. Window to the front aspect and radiator.

Bedroom 11.5ft x 11.5ft. Window to the rear aspect, stripped wood flooring and radiator.

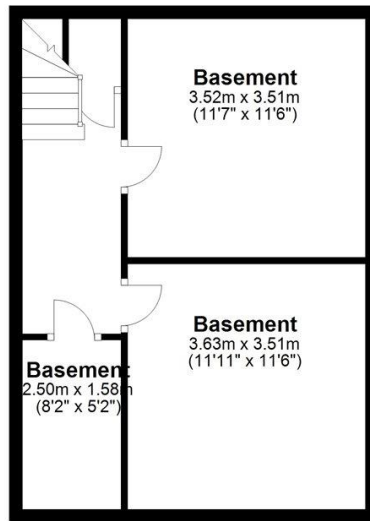
Bedroom 10.0ft 8.9ft. Window to the rear aspect and radiator.

Bathroom Two piece suite comprising panel bath with shower attachment over, and hand wash basin with storage beneath, radiator and obscure window to the front aspect.

Outside - Rear The rear garden is

Basement

Approx. 37.0 sq. metres (398.7 sq. feet)



Total area: approx. 133.6 sq. metres (1438.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Local Authority:

Tenure: To be advised