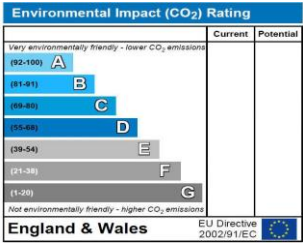
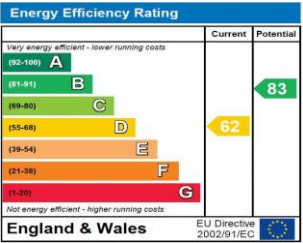
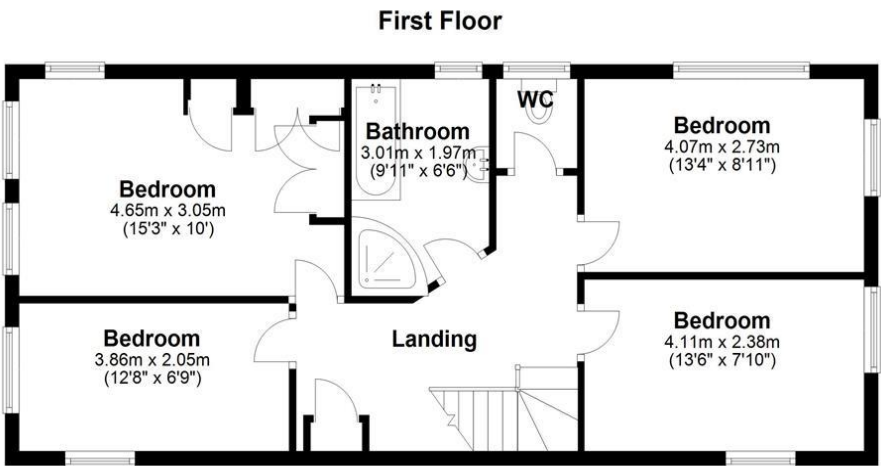
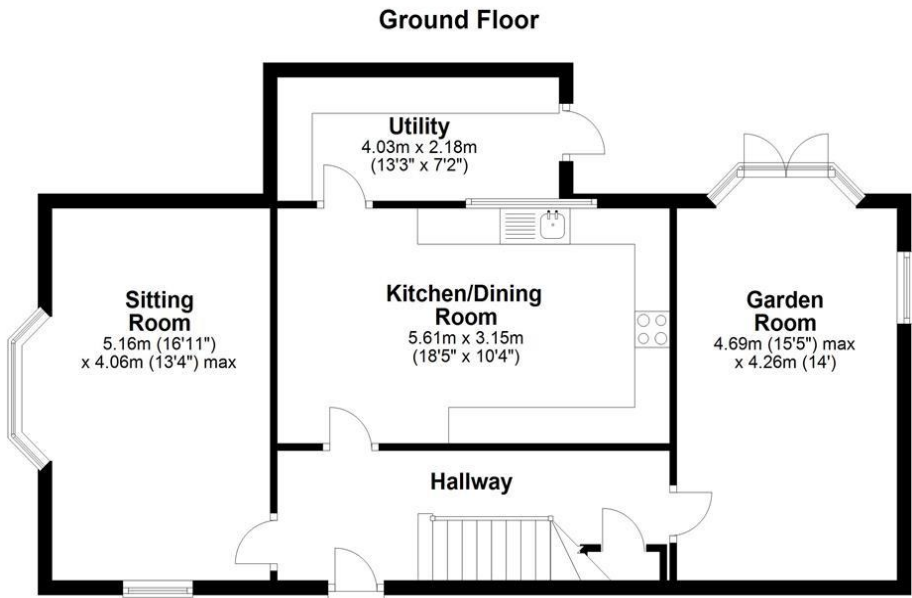


Weymouth Road, Ipswich,
Suffolk, IP4 5BB
Offers In Excess Of £500,000





A unique opportunity has arisen to purchase a substantial four bedroom detached house in a very desirable area of Ipswich and falling within the Copleston School catchment (subject to availability) with Northgate School as an option, which comes with off-road parking for three cars and rear garden of approximately 0.3 acres (subject to survey) with detached two storey garage which could be converted into a self-contained annexe or work-from home office / studio (subject to planning permission). This wonderful property offers huge potential and is being sold with no onward chain; and the accommodation comprises entrance hall, good size dual aspect sitting room, large kitchen / dining room, newly fitted utility room, garden room opening onto a decked area, first floor landing, four good size bedrooms, four piece family bathroom, and separate WC.

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 town has also undergone an extensive rebuilding and a gentrification programme principally around the vibrant waterfront which now boasts some lovely bars and restaurants.

AGENTS NOTE:

We have been informed as agents that the property underwent some underpinning approx 30 years ago and there is a letter from Ipswich Borough Council Building Control confirming that a Completion Certificate was issued to the then owner; the current vendor, who has owned the house for 22 years, has had a mortgage on the property since and has his current buildings insurance with 'Morethan'.



Palmer and Partners would like to draw your attention to the following: I] these particulars do not constitute part of an offer or contract. II] These particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statement or fact. III] Nothing in these particulars shall be deemed a statement that the property is not in good condition or otherwise. We have not carried out a structural survey of the property and have not tested services, appliances and special fittings IV] measurements are generally taken by the use of a sonic measuring machine and will usually be the largest measurements of the room in question.