

Waveney Road, Ipswich, Suffolk, IP1 5DG

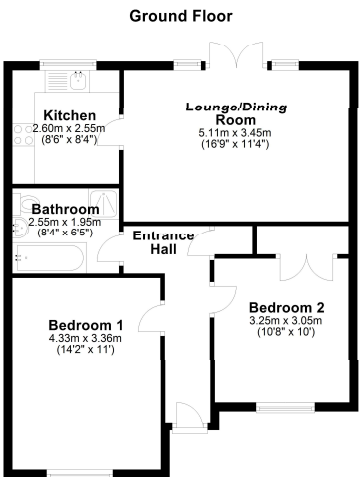
Offers in excess of: £250,000



- Freehold
- No Onward Chain
- Secure Gated Private Development
- End of Terrace Bungalow
- Two Double Bedrooms
- Allocated Parking, Visitors Parking
- Potential for Off-Road Parking (STPP)
- Generous Rear Garden

This nicely presented and modern two bedroom end of terrace bungalow is just one of three of these bungalows situated in a secure gated private development towards the west side of Ipswich. The bungalow comes with double glazing throughout, gas central heating, allocated parking together with visitors parking, scope to include off-road parking to the front (subject to planning permission), large non-overlooked south-east facing rear garden, and is being sold with no onward chain. As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises entrance hall, two good size double bedrooms, four piece bathroom, lounge / dining room, and kitchen.

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.



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		90
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC