

## **Finchley Road, Ipswich, Suffolk, IP4 2HT**

Offers in excess of: £180,000



- Mid Terrace House
- Two Bedrooms
- Open Plan Lounge/Dining Room
- Kitchen & Utility Room
- First Floor Bathroom
- South-East Facing Rear Garden

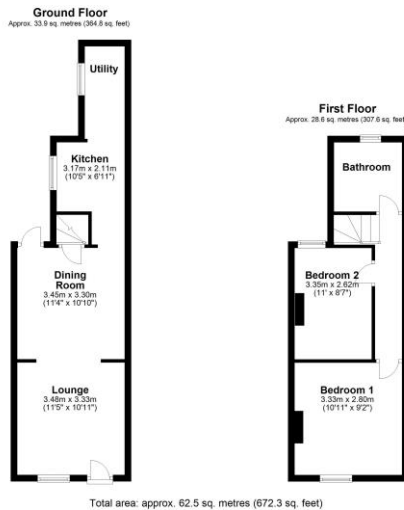
This nicely presented two bedroom mid terrace house, situated towards the popular east side of Ipswich just a short walk to Christchurch Park, the town centre and train station, comes with a south-east facing tiered rear garden and would make an ideal first time purchase. As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises lounge which opens through to the dining room, kitchen, utility room, first floor landing, two bedrooms, and 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 with a journey time of approximately 1hr 15mins. The vibrant waterfront has undergone an extensive rebuilding and gentrification programme and now boasts some fashionable bars and restaurants, together with the University of Suffolk.



Council Tax Band: A



**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		
(69-80)	C		80
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	