

Ritabrook Road, Ipswich, Suffolk, IP2 9JH

Guide Price: £240,000 to £250,000



- Semi-Detached Bungalow
- Two Double Bedrooms
- Lounge/Diner & Conservatory
- New Shower Room & Kitchen
- Off-Road Parking & Garage
- New Carpets & Flooring
- New Boiler Just Three Years Ago
- New Windows

This nicely presented two bedroom semi-detached bungalow, situated towards the south west side of Ipswich and offering good access out to the train station and the A12 and A14 commuter trunk roads, has been renovated throughout by the current owner including a new boiler just three years ago, new windows, new carpets and flooring, and new kitchen and shower room. The bungalow benefits from a fully enclosed rear garden, off-road parking for two / three cars, and a detached garage.

As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises entrance hall, newly fitted shower room, lounge / dining room, conservatory, two double bedrooms, and newly fitted 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 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: 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		86
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	