

379 Woodbridge Road, Ipswich, Suffolk, IP4 4ES

Offers in excess of: £200,000



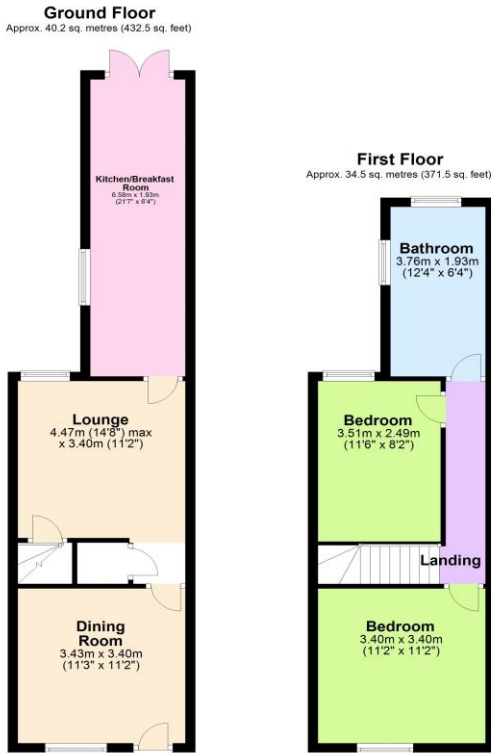
- Mid Terrace House
- Two Double Bedrooms
- Two Spacious Reception Rooms
- 21ft Kitchen/Breakfast Room
- Large Four Piece Bathroom
- Off-Road Parking for One Car
- Good Size Rear Garden
- Ideal Investment/First Time Purchase

This nicely presented and extended two double bedroom mid terrace house is situated towards the popular east side of Ipswich just a few minutes from Ipswich Hospital and close to the town centre and falls within the Northgate School catchment (subject to availability). The property benefits from a good size and private rear garden, off-road parking to the front for one car, and would make an ideal investment / first time purchase. As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises two spacious reception rooms, extended 21ft kitchen / breakfast room, first floor landing, two double bedrooms, and large four piece 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. 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



Total area: approx. 74.7 sq. metres (804.0 sq. feet)

Although every attempt has been made to ensure the accuracy of this floorplan measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only.
Plan produced using PlanUp.



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		82
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	