

Colchester Road, Ipswich, Suffolk, IP4 4RX

Offers In Excess Of: £300,000



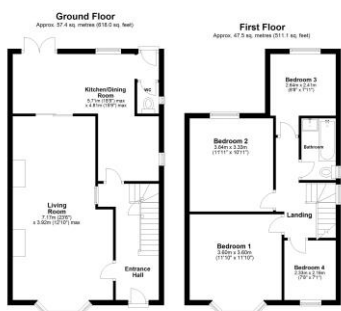
- Extended Semi-Detached House
- Four Bedrooms
- 23ft Living Room
- Ample Off-Road Parking
- Garage & Workshop to Rear
- Would Benefit from Modernising

This extended 4 bed semi-detached house is situated on the popular North East side of Ipswich in close proximity to local shops, schools and amenities, within good school catchments (subject to availability), and within easy reach of Ipswich town centre and mainline train station. The property could benefit from some internal modernisation and comes with off road parking for multiple vehicles, double glazing throughout, gas central heating, and garage and workshop in the rear garden.

The accommodation comprises; entrance hall, inner lobby, cloakroom, living room, kitchen/dining room, four bedrooms and bathroom, garage and, workshop in garden.

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: D



Total area: approx. 104.9 sq. metres (1129.1 sq. feet)
Although every attempt has been made to ensure the accuracy of the floor plan measurements of areas, individual rooms and any other areas may represent the actual measurements. A survey for any other reasons is recommended. The agent is not responsible for any errors or omissions.
 Plan produced using PlanIt.

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.