



**Finchley Road,
Ipswich, Suffolk, IP4**

Asking Price: £160,000

Freehold

Council tax band: A
EPC Rating: D

Property

This two bedroom mid terrace character property, situated in the heart of Ipswich town centre close to Christchurch Park, would benefit from updating and modernising, is being sold with no onward chain, comes with a rear garden in excess of 100ft (subject to survey), and would make an ideal first time / investment purchase. The accommodation comprises two generous reception rooms, kitchen, first floor landing, bathroom, and two double bedrooms.

Location

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.

Rooms

Outside - Front There is a courtyard style garden with steps up to the front door.

Lounge 11'5" x 10'11" (3.48m x 3.33m). Window to the front aspect, radiator, and door through to:

Dining Room 11'5" x 11'5" (3.48m x 3.48m). Window to the rear aspect, radiator, stairs to the first floor, and door through to:

Kitchen 10'5" x 6'11" (3.18m x 2.1m). Fitted with eye and base level units, roll edge work surfaces, inset sink and drainer, space for appliances, radiator, wall mounted boiler, window to the side aspect, and door opening out to the garden.

First Floor Landing Loft access and doors to the bedrooms.

Bathroom 7'3" x 6'11" (2.2m x 2.1m). Three piece suite comprising bath, low-level WC and hand wash basin; radiator; and obscure window to the rear aspect.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Bedroom One 11'5" x 11' (3.48m x 3.35m).
Window to the front aspect and radiator.

Bedroom Two 10' x 8'9" (3.05m x 2.67m). Window
to the rear aspect and radiator.

Outside - Rear The good size garden is approximately 100ft (subject to survey) and tiered with a variety of shrubs and mature trees, brick-built outbuilding, and at the back of the garden there is rear access via a shared passageway back down to the front.

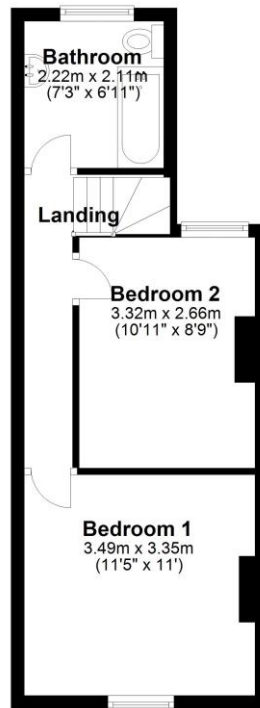
Charges

Council Tax Band: A

Ground Floor
Approx. 31.1 sq. metres (334.6 sq. feet)



First Floor
Approx. 31.1 sq. metres (335.0 sq. feet)



Total area: approx. 62.2 sq. metres (669.6 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.

Directions

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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.