

Newton Road, Ipswich, Suffolk, IP3 8HD

Offers in excess of: £240,000



- Mid Terrace House
- Three Bedrooms
- Two Separate Reception Rooms
- Ground Floor Family Bathroom
- En-Suite Shower Room to Master
- Off-Road Parking for One Car
- Rear Garden in Excess of 100ft (STS)
- Two Outbuildings with Power Connected

This three bedroom mid terrace house, situated towards the desirable east side of Ipswich and falling within the Copleston School catchment (subject to availability), is ideally located close to the town centre and waterfront. The property is full of character and comes with off-road parking to the front for one car; a good size rear garden in excess of 100ft (subject to survey); and good size summerhouse with decked area in front and large workshop, both of which have power connected and could be used as work-from-home offices or studios. The accommodation comprises entrance hall; two separate reception rooms; kitchen; ground floor bathroom; and three first floor bedrooms, one of which has an en-suite shower room.

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 town has also undergone an extensive rebuilding and a gentrification programme principally around the vibrant waterfront which now boasts some lovely bars and restaurants.



Total area: approx. 87.0 sq. metres (936.9 sq. feet)



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			
(92-100)	A		
(81-91)	B		85
(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	