Nacton Road, Ipswich, Suffolk, IP3 9JN
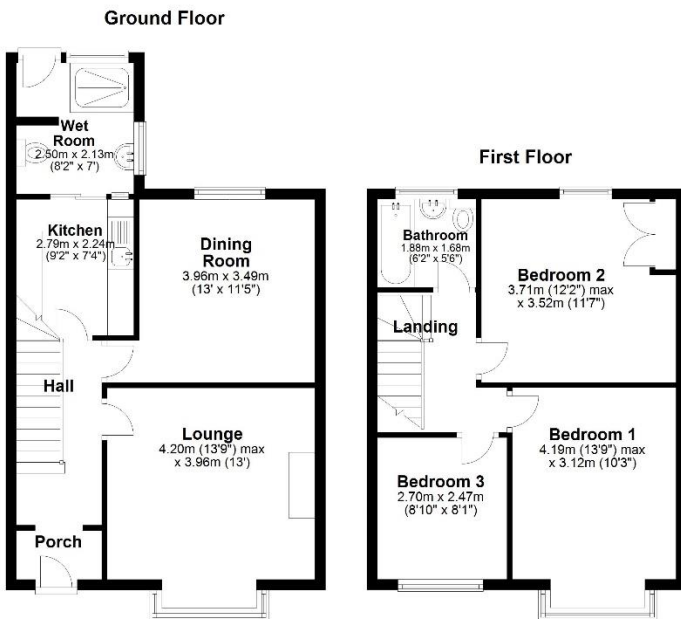## Offers In Region Of: £215,000

- No Onward Chain
- Requires Renovation Throughout
- Three Bedroom Terrace House
- Two Separate Reception Rooms
- Wet Room & Bathroom
- Off-Road Parking & Detached Garage

This three bedroom terrace house, situated towards the south east side of Ipswich adjacent to Murray Road and within close proximity to the town centre and waterfront, requires full renovation throughout but offers fantastic potential, comes with detached garage and parking to the rear, and is being sold with no onward chain. Accommodation comprises front porch, entrance hall, lounge, dining room, kitchen, ground floor wet room, first floor landing, three bedrooms, and family 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 town has also undergone an extensive rebuilding and a gentrification programme principally around the vibrant waterfront which now boasts some fashionable bars and restaurants.

Ground Floor

Wet Room
2.50m x 2.13m
(8'2" x 7')

Kitchen
2.79m x 2.24m
(9'2" x 7'4")

Dining Room
3.96m x 3.49m
(13' x 11'5")

Hall

Lounge
4.20m (13'9") max
x 3.96m (13')

Porch

First Floor

Bathroom
1.88m x 1.68m
(6'2" x 5'6")

Bedroom 2
3.71m (12'2") max
x 3.52m (11'7")

Landing

Bedroom 1
4.19m (13'9") max
x 3.12m (10'3")

Bedroom 3
2.70m x 2.47m
(8'10" x 8'1")

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.