

Murray Road, Ipswich, Suffolk, IP3 9AH

Guide Price: £280,000 to £290,000



- No Onward Chain
- Semi-Detached House
- Three Double Bedrooms
- Two Separate Reception Rooms
- Scope to Extend & Develop (STPP)
- Rear Garden in Excess of 100ft (STS)

This three bedroom semi-detached period property, situated towards the south east side of Ipswich, is positioned opposite the Murray Road Park and within close proximity to Holywells Park and the Waterfront. The property is full of character features throughout, is being sold with no onward chain, and offers scope to extend and develop (subject to planning permission) with a large rear garden in excess of 100ft (subject to survey). Accommodation comprises front porch, entrance hall, lounge, dining room, kitchen / breakfast room, large ground floor bathroom, and three first floor double bedrooms.

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.



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		
(69-80)	C		79
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	