

Ruskin Road, Ipswich, Suffolk, IP4 1PT

Asking Price: £300,000



- No Onward Chain
- Larger Than Average
- End of Terrace House
- Three Double Bedrooms
- Two Reception Rooms
- 25ft Kitchen/Breakfast Room
- Period Features
- Good Size Rear Garden

This larger than average three-bedroom end of terrace house is situated in the popular east side of Ipswich just a few minutes from the town centre, close to the hospital and falls within the Copleston School catchment (subject to availability). The property is being sold with no onward chain, has many period features including original fireplaces and high ceilings, and has a good size rear garden. As agents, we recommend the earliest possible internal viewing to fully appreciate the quality and size of the accommodation on offer which comprises entrance hall, lounge with bay window, separate dining room, impressive 25ft kitchen / breakfast room, ground floor cloakroom, first floor landing, three good size double bedrooms, and a 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 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: C



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		80
(55-68)	D	53	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	