

## **Spring Road, Ipswich, Suffolk, IP4 2RR**

**Guide Price: £150,000**



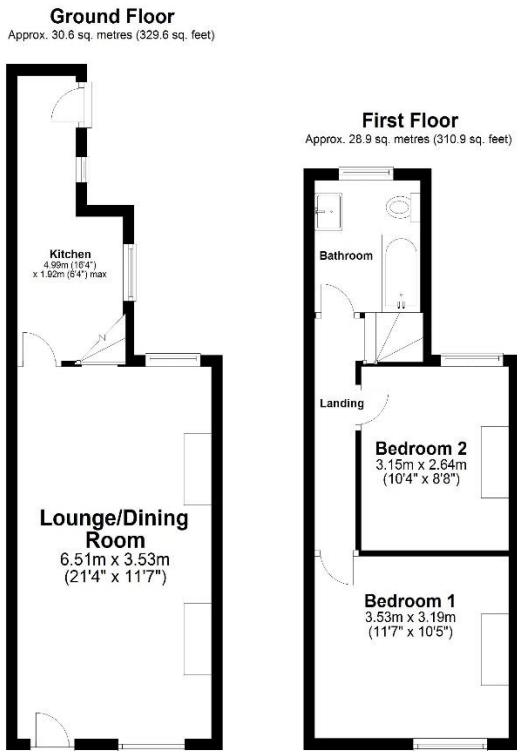
- No Onward Chain
- Full Renovation Required
- Mid Terrace Character Property
- Two Double Bedrooms
- First Floor Bathroom
- Good Size Rear Garden

This two bedroom mid terrace house is situated towards the popular east side of Ipswich close to the town centre and waterfront and falling within the Northgate School catchment (subject to availability). This character property does require a complete renovation throughout including new bathroom and kitchen but offers great potential to create a wonderful family home; there is a good size rear garden and it is being sold with no onward chain. The accommodation comprises 21ft dual aspect lounge / dining room, kitchen, first floor landing, bathroom, and two 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 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: A



Total area: approx. 59.5 sq. metres (640.5 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.



**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		84
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	