

Spring Road, Ipswich, Suffolk, IP4 5NN

Guide Price: £200,000 to £210,000



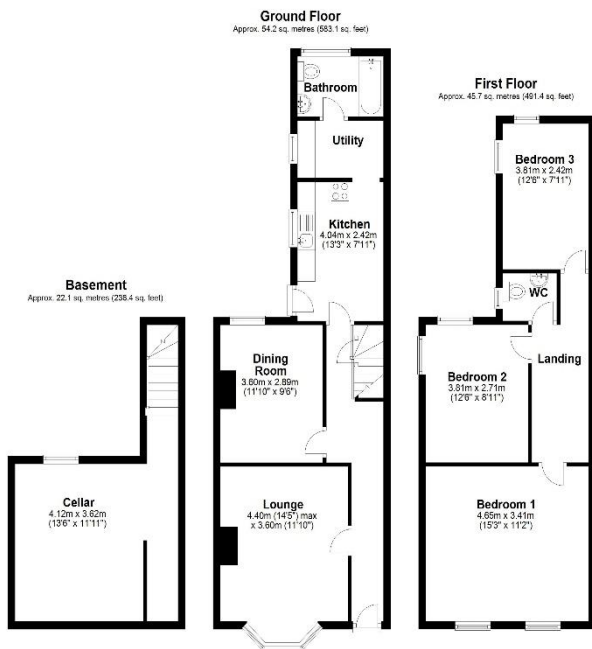
- No Onward Chain
- Semi-Detached House
- Three Double Bedrooms
- Two Reception Rooms
- Ground Floor Bathroom
- Large Dry Cellar

This three bedroom semi-detached house, situated towards the east side of Ipswich within walking distance of the university, waterfront and town centre, and falling within the Copleston School catchment (subject to availability), is being sold with no onward chain. The accommodation comprises entrance hall, lounge, dining room, kitchen, utility area, ground floor family bathroom, large dry cellar, first floor landing, three double bedrooms, and cloakroom.

Agent's note:
We have been made aware of some damp work that is required.

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: B



Total area: approx. 122.0 sq. metres (1312.9 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 errors, omissions or misstatements. This plan is for illustrative purposes only. Please contact us for further details.

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		81
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	