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**Henley Road, Ipswich, Suffolk, IP1 3SE**

**Asking Price: £400,000**



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This beautifully presented three bedroom mid terrace house, situated opposite Christchurch Park in the heart of Ipswich town, is being sold with no onward chain. This spacious family home is full of character including high ceilings, original fireplaces and sash window; the accommodation is arranged over three floors including a useable cellar; and at the rear is a well-stocked garden which is approximately 100ft (subject to survey). As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises entrance hall, useable cellar which could be used as a further bedroom (subject to planning permission), two separate reception rooms, modern kitchen, first floor landing, cloakroom, three double bedrooms, and a modern four piece 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  
EPC Rating: D









