

Spring Road, Ipswich, Suffolk, IP4 5LZ

Offers in excess of: £325,000



- No Onward Chain
- Updating & Modernising Required
- Heavily Extended
- Four Double Bedrooms
- Three Reception Rooms
- Two Kitchens
- Shower Room & Bathroom
- Off-Road Parking for One Car

Situated towards the popular east side of Ipswich, falling within the Copleston School catchment (subject to availability), lies this heavily extended four bedroom detached house known as Hope Cottage. The property has an unusual setup with two kitchens but offers scope to reconfigure to provide the layout suitable for you; updating and modernising is required throughout; and it is being sold with no onward chain. The property occupies a substantial plot and comes with a driveway to the side providing off-road parking for one car in front of a car port. The accommodation comprises two receptions plus further reception / fifth bedroom; two kitchens; shower room, cloakroom, and bathroom; and on the first floor are four good size 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: C



Total area: approx. 171.9 sq. metres (1850.5 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. Plans produced using PlanItUp.

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		75
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	