



Burrell Road | Ipswich | IP2 8AD

Asking Price £145,000 Freehold

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estate agents

Burrell Road, Ipswich, IP2 8AD

CHAIN FREE / INVESTORS ONLY - A larger three bedroom terrace house with basement located within striking distance of the Ipswich to London mainline train station and convenient to the waterfront and town centre. The well proportioned accommodation was extensively improved in 2013 by the current owners and briefly comprises; entrance hall, lounge-diner and kitchen on the ground floor with access to a sizeable lower ground basement (internally and externally accessed), landing, three bedrooms and bathroom on the first floor. To the outside there is a low maintenance garden to the rear with river views and access to a private car park believed to be owned by Orwell Housing which may have parking available at an extra cost (believed to be in the region of £40pcm). Further benefits include, updated wiring, heating and insulation. The property is being sold with a tenant in situ who is currently paying £695pcm and as such, early viewing from buy to let investors is highly recommended.

DOUBLE GLAZED FRONT DOOR TO

ENTRANCE HALL

Dado rail, stairs rising to first floor, wood effect flooring.

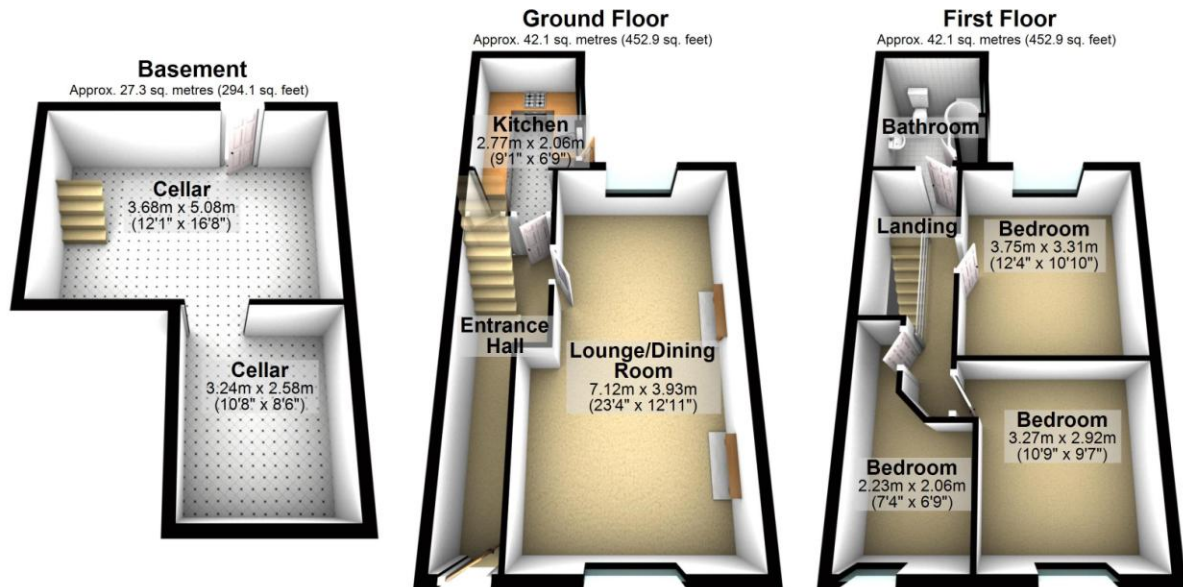
KITCHEN

8' 10" x 6' 09" approx. plus recess (2.69m x 2.06m) Steps down, double glazed window to side, radiator, a range of base and eye level wood effect fitted cupboard and drawer units with granite effect rolled edge worktops, inset stainless steel sink drainer unit with mixer tap, built-in electric oven and grill, inset gas hob, tiled splash backs, spaces for washing machine and fridge-freezer, wood effect and tile effect flooring, inset ceiling lights, door to steps leading down to basement, double glazed door to garden.

LOUNGE DINER

23' 08" max. x 12' 11" approx. narrowing to 10' 11" (7.21m x 3.94m) Double glazed windows to front and rear, two radiators, two fireplaces with electric fires, television point, wood effect flooring, BT Open Reach point, inset ceiling lights.





Total area: approx. 111.5 sq. metres (1199.9 sq. feet)

Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only
Plan produced using PlanUp.

STAIRS RISING TO FIRST FLOOR

LANDING

Loft access, doors to.

BEDROOM ONE

12' 03" x 10' 11" approx. max. (3.73m x 3.33m) Double glazed window to rear, radiator.

BEDROOM TWO

11' x 10' 10" approx. max. (3.35m x 3.3m) Double glazed window to front, radiator.

BEDROOM THREE

9' 09" narrowing to 7' 07" approx. max. plus recess x 7' 04" approx. (2.97m x 2.24m) Double glazed window to front, radiator.

BATHROOM

9' x 6' 08" approx. max. (2.74m x 2.03m) Obscured double glazed window to side, radiator, chrome ladder style heated towel rail, shaped shower bath with mixer tap, shower attachment and side screen, pedestal hand wash basin with mixer tap, low level WC, tiled splash backs, tile effect flooring, cupboard concealing modern wall mounted gas fired combination boiler.

BASEMENT

22' 08" x 16' 10" max. narrowing to 7' 05" approx. (6.91m x 5.13m) Steps down, two radiators, lighting.

OUTSIDE

Good-sized courtyard style low maintenance garden with open outlook over river and town, artificial grass area, raised decking area, double glazed door to basement, wall and fencing to boundaries, external lighting.

IPSWICH BOROUGH COUNCIL

Tax band A - Approximately £1,341.06 PA (2021-2022).

SCHOOLS

Hillside Primary and Stoke High.

Energy performance certificate (EPC)

Burrell Road IPSWICH IP2 8AD	Energy rating D
Valid until 12 March 2024	Certificate number 0409-2857-7479-9294-2131

Property type
Mid-terrace house

Total floor area
112 square metres



**VIEWING STRICTLY BY APPOINTMENT
THROUGH YOUR IPSWICH**

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