



Bulwer Road | Ipswich | IP1 2JR

Price £170,000 Freehold

 **your ipswich**
estate agents

Bulwer Road, Ipswich, IP1 2JR

An ideal opportunity for FTB or investment to purchase this 3 bedroom mid terraced property located To the West of Ipswich within walking distance to town centre, local shops schools and bus route. Arranged over 2 floors the property comprises two reception rooms, kitchen, utility, G/F bathroom and 3 bedrooms on the first floor, it also benefits from double glazing and gas central heating, front garden court yard garden to the rear, early inspection recommended the property is being sold with NO ONWARD CHAIN.



SITTING ROOM

11' x 10' (3.35m x 3.05m) Carpeted flooring, coal effect electric fire, recesses shelved, radiator, double glazed window to front aspect, door through to dining room.



DINING ROOM

10' 7" x 10' 7" (3.23m x 3.23m) Carpeted flooring, double glazed window to rear aspect, radiator, door to staircase, door into kitchen.

KITCHEN

10' x 5' 11" (3.05m x 1.8m) Comprising eye level and base units with roll edge work tops, stainless steel single drainer sink unit with w]swan neck mixer tap, Gas cooker (not tested) tiled flooring, double glazed window and door to side aspect, extractor fan, doorway into utility room.

UTILITY ROOM

5' x 4' (1.52m x 1.22m) Tiled flooring, work top, plumbing for washing machine, radiator, double glazed window, door into bathroom.



Ground Floor
Approx. 35.2 sq. metres (378.4 sq. feet)



First Floor
Approx. 27.8 sq. metres (299.6 sq. feet)



Total area: approx. 63.0 sq. metres (678.0 sq. feet)

BATHROOM

7' x 5' (2.13m x 1.52m) Comprises low level WC, wash hand basin and bath with mixer shower attachment, mostly tiled walls, extractor fan, tiled floor, double glazed window to side aspect, radiator.

STAIRS

Carpeted stairs and landing, loft hatch, doors to bedrooms.

BEDROOM

11' 0" x 10' 7" (3.35m x 3.23m) Carpeted flooring, double glazed window to front aspect, radiator.

BEDROOM

10' 7" x 7' 10" (3.23m x 2.39m) Carpeted flooring, double glazed window to rear aspect, radiator.

BEDROOM

7' 2" x 6' 3" (2.18m x 1.91m) Carpeted flooring, double glazed window to rear aspect, radiator, airing cupboard housing wall mounted gas boiler.

OUTSIDE

Steps up to front door, enclosed front garden, rear courtyard garden, pathway leading to rear gate with pedestrian access, garden all enclosed by fencing.

COUNCIL

Ipswich Borough Council
Council tax band (A) £1,341.06

NEAREST SCHOOLS

Handford Hall Primary school & Westbourne Academy

SEVICES

We understand all mains services are connected.

Bulwer Road
IPSWICH
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Energy rating

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Valid until: **2 September 2025**

Certificate number: **8055-7728-1940-7899-0922**



**VIEWING STRICTLY BY APPOINTMENT
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