

33 Reading Road, Ipswich, IP4 4NR



3 bedrooms
2 reception rooms
and bathroom

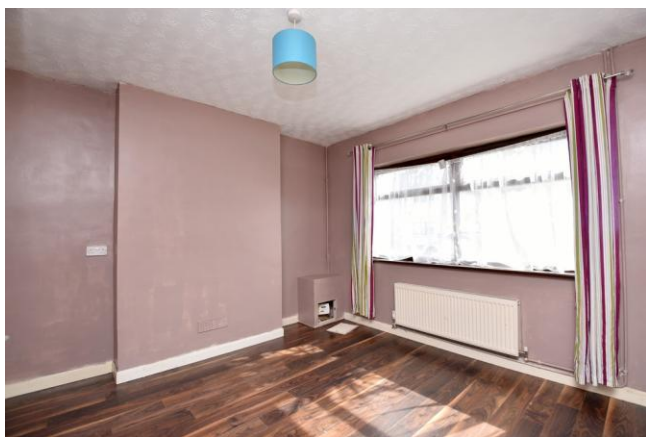
Freehold

Offers in the region of

£220,000

Subject to contract

No onward chain



Offered with no onward chain is this semi-detached property which is situated in the popular Copleston High School area

Some details

General information

Offered with no onward chain is this three bedroom semi detached property which is situated on the north east side of the town between the Rushmere Road and Woodbridge Road. Located within the popular Copleston High School area the property has gas central heating (not tested), two reception rooms along with front and rear gardens.

The reception hall has stairs to the first floor. The sitting room is located to the front and has a wood effect floor. To the rear is the dining room which also has a wood effect floor, windows to both the rear and side and an understair cupboard. Adjacent to this is the kitchen which has a window to the side and is fitted with a range of base units, wall cupboards, work tops and drawers. To the rear of this is a bathroom with a basin and bath. There is a rear lobby which has a door to the rear garden and off here is a separate WC.

The landing provides access to all three bedrooms. Bedroom one is located to the front with a built-in cupboard. Bedroom two is located to the rear and bedrooms three is located to the side.

Reception hall

Sitting room

11' 11" x 11' 5" (3.63m x 3.48m)

Dining room

15' 10" x 11' 11" (4.83m x 3.63m)

Kitchen

7' 10" x 7' (2.39m x 2.13m)

Bathroom

7' 3" x 4' 4" (2.21m x 1.32m)

Rear lobby

WC

3' 5" x 2' 9" (1.04m x 0.84m)

Landing

Bedroom one

11' 11" x 11' 5" (3.63m x 3.48m)

Bedroom two

11' 11" x 9' 11" (3.63m x 3.02m)

Bedroom three

8' 8" x 7' 9" (2.64m x 2.36m)

Outside

The property is recessed from the road by the front garden which is predominantly laid to lawn.

The rear of the property has a west facing garden which is predominantly laid to lawn with side pedestrian access

Location

The property is situated on the north east side of the town between Rushmere Road and Woodbridge Road. Along with excellent access to a range of every day local amenities including Ipswich Hospital and is also located within the Copleston School area.

Important information

Council Tax Band - B

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

EPC rating - E

Our ref - SDG

Directions

Leaving Ipswich in a north easterly direction along Crown Street proceed up onto the Woodbridge Road. Follow Woodbridge Road heading out of town until reaching the mini-roundabout with Rushmere Road. From here take the second exit onto the continuation of Woodbridge Road and then take the third turning on the left into Reading Road. The property can be located on the left hand side identified by a Fenn Wright board.

Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

fennwright.co.uk

Viewing

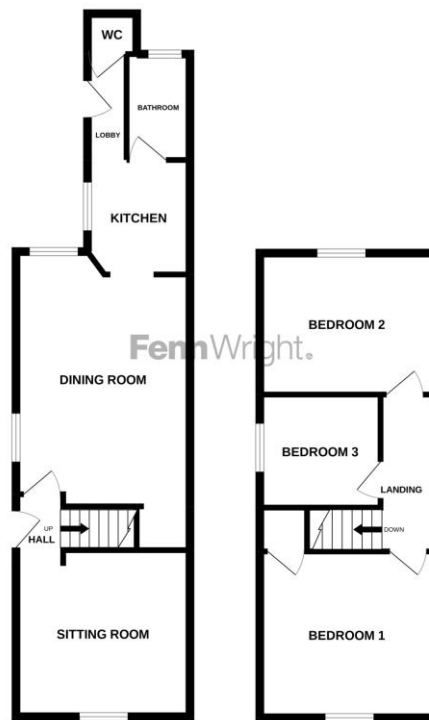
To make an appointment to view this property please call us on 01473 232 700



GROUND FLOOR



1ST FLOOR



To find out more or book a viewing

01473 232 700

fennwright.co.uk

Fenn Wright is East Anglia's leading, independently owned firm of chartered surveyors, estate agents and property consultants.

- Residential and Commercial Sales and Lettings
- Development, Planning and New Homes
- Farms & Estates Agency and Professional Services
- Water & Leisure Agency and Professional Services
- Mortgage valuations

Consumer Protection Regulations 2008

Fenn Wright has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot test that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with Consumer Protection Regulations 2008, which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase please contact us and we will make every effort to be of assistance.

Fenn Wright, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Fenn Wright confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Fenn Wright. Referral commission (where received) is in the range of £15 to £750.

Fenn Wright is a Limited Liability Partnership, trading as Fenn Wright. Registered in England under no. OC431458. Registered office: 1 Tollgate East, Stanway, Colchester, Essex, CO3 8RQ. A list of members is open to inspection at our offices.

