



Colchester Road | Ipswich | IP4 4ST

Price £300,000 Freehold

 **your ipswich**
estate agents

Colchester Road, Ipswich, IP4 4ST

We are delighted to be offering this 3 bedroom semi-detached double bay property for sale located to the North East of Ipswich and close to Northgate school also within walking distance to local shops and bus service, the property does require some updating. Arranged over two floors the property offers storm porch, entry hall, separate lounge and dining, kitchen, stairs to first floor leading to 3 bedrooms and bathroom, gas fired back boiler (serviced regularly) driveway providing off road parking, detached garage, good size rear gardens.



STORM PORCH

Door into entry hall.

ENTRANCE HALL

Laminate flooring, radiator, stairs to first floor, storage cupboard under stairs, doors to lounge, dining and kitchen.

LOUNGE

13' x 12' (3.96m x 3.66m) Carpeted flooring, bay fronted window to front aspect, gas fired back boiler which is regularly serviced, radiator.



DINING ROOM

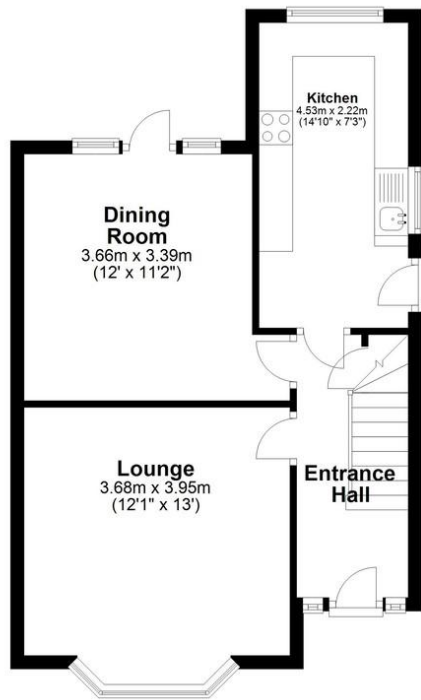
11' max x 11' (3.35m x 3.35m) Original oak fire place with tiled hearth, carpeted flooring, radiator, door with side panels leading to rear garden.

KITCHEN

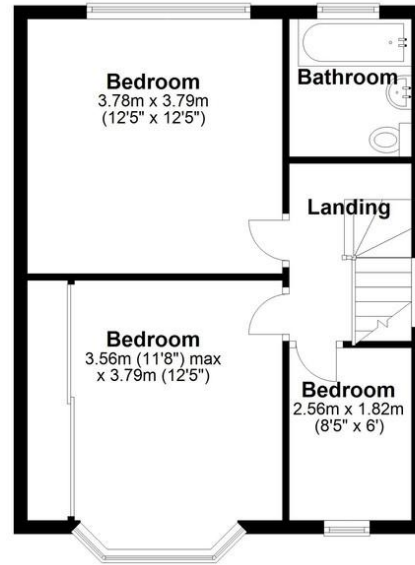
14' x 7' (4.27m x 2.13m) Comprising eye level and base units with roll edge work tops, composite sink with side drainer with swan neck mixer tap, space for gas cooker, stainless steel extractor hood, plumbing for washing machine, space for fridge/freezer, windows to side and rear aspect, door to side aspect.



Ground Floor
Approx. 45.6 sq. metres (491.1 sq. feet)



First Floor
Approx. 42.8 sq. metres (461.0 sq. feet)



Total area: approx. 88.4 sq. metres (952.1 sq. feet)
79 colchester rd, Ipswich

STAIRS

Carpeted stairs rising to first floor, window to side aspect, landing with doors off to bedrooms and bathroom.

BED 1

12' max x 12' (3.66m x 3.66m) Carpeted flooring, bay window to front aspect, 3 door sliding wardrobe, radiator.

BEDROOM 2

12' x 11' (3.66m x 3.35m) Carpeted flooring, window to rear aspect, radiator, 3 door sliding wardrobe.

BEDROOM 3

8' x 6' (2.44m x 1.83m) Carpeted flooring, window to front aspect, radiator.

BATHROOM

Comprising low level WC, wash hand basin and bath with electric shower over, window to rear aspect, vinyl floor covering, radiator, loft hatch.

OUTSIDE

front lawn with shrub borders, off road parking on driveway which leads to detached garage measuring 20' x 9' with double doors power & lighting connected, rear window and side pedestrian door, front part of garden is laid to lawn, rear section is also laid to lawn, tree, all enclosed by panel fencing.

COUNCIL

Ipswich Borough Council
Council tax band (C) £1,840.72

NEAREST SCHOOLS

Sidegate primary and Northgate high school.

SERVICES

We understand all mains services are connected.

Colchester Road
IPSWICH
IP4 4ST

Energy rating

E

Valid until: **12 May 2032**

Certificate
number: **9670-3016-1205-0602-3204**



**VIEWING STRICTLY BY APPOINTMENT
THROUGH YOUR IPSWICH**

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