



Burke Road | Ipswich | IP1 6NL

Price £225,000 Freehold

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estate agents

Burke Road, Ipswich, IP1 6NL

An ideal opportunity to purchase this 3 bedroom semi-detached house located to the North West in the Castle Hill area of Ipswich, close to local shops schools and bus service. The property does require some updating and would be suitable for a young family or FTB. Arranged over two floors the property comprises entry hall, sitting room, kitchen/breakfast, G/F bathroom, stairs to first floor leading to 2 double bedrooms and one single bedroom, double glazed throughout, coal effect gas fire in sitting room and gas heater on landing. Outside driveway providing ample off road parking for at least 2 cars, front and rear gardens. The property is being sold with NO ONWARD CHAIN.

ENTRANCE HALL

UPVC door into entry hall, carpeted flooring, stairs to first floor, doors to sitting room, kitchen/breakfast and bathroom.

SITTING ROOM

15' x 10' 11" (4.57m x 3.33m) Carpeted flooring, marble fire place with wood surround, coal effect gas fire, 2 double glazed windows to front aspect, storage cupboard under stairs housing gas and electric meters and fuse box.

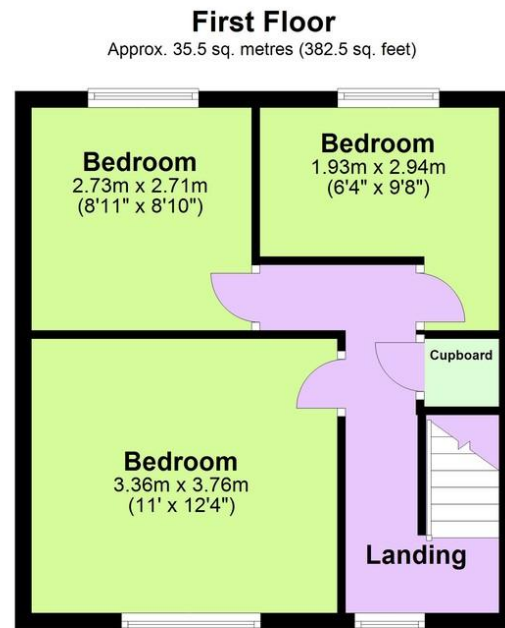
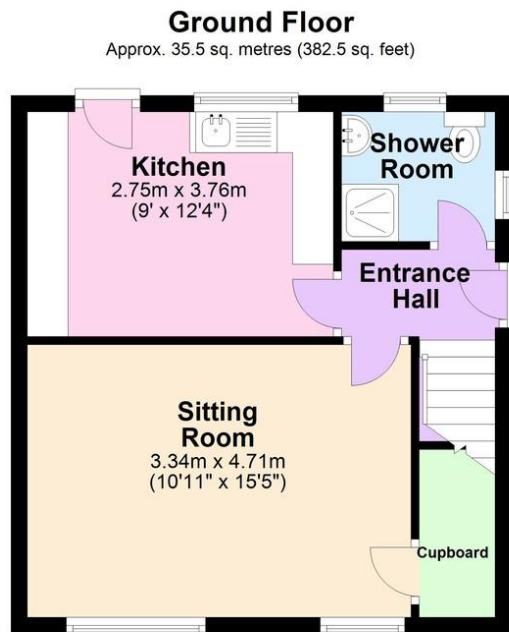
KITCHEN/BREAKFAST ROOM

12' x 9' (3.66m x 2.74m) Eye level and matching base units with roll edge work tops, breakfast bar, stainless steel sink and drainer, space for cooker, plumbing for washing machine, double glazed window and door to rear aspect.

BATHROOM

5' 11" x 5' (1.8m x 1.52m) Comprising low level WC, wash hand basin with cupboard under, shower cubicle floor to ceiling tiled walls, chrome heated towel rail, tiled floor, double glazed window to side and rear aspect.





Total area: approx. 71.1 sq. metres (764.9 sq. feet)
Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only
Plan produced using PlanUp.

STAIRS

Double glazed window at bottom of stairwell, carpeted stairs and landing, gas heater on landing, double glazed window to front aspect, airing cupboard housing hot water cylinder, doors to bedrooms.

BEDROOM 1

12' x 10' 11" (3.66m x 3.33m) Carpeted flooring, double glazed window to front aspect.

BEDROOM 2

9' x 9' (2.74m x 2.74m) Carpeted flooring, double glazed window to rear aspect.

BEDROOM 3

9' x 6' (2.74m x 1.83m) Carpeted flooring, double glazed window to rear aspect.

OUTSIDE

Double gates leading to off road parking for 2 cars, front garden is laid to lawn, shrub border, hedging to front, side gate leading to rear garden, outhouse with lighting, rear garden with 2 lawn areas,

2 garden sheds, outside tap, gardens enclosed by chain link fencing.

COUNCIL

Ipswich Borough Council
Council tax band (A) £1,380.54

NEAREST SCHOOLS

Castle Hill infant & junior school, Ormiston Endeavor Academy.

SERVICES

We understand all mains services are connected.

Burke Road
IPSWICH
IP1 6NL

Energy rating

F

Valid until: 14 December 2032

Certificate number: 3511-1152-4002-0092-9692



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