

20 Goring Road, Ipswich, IP4 5LR



3 bedrooms
2 reception rooms
Garage and parking

Freehold

Guide Price

£420,000

Subject to contract

No onward chain



Offered with no onward chain is this detached house which is located on a corner plot in the popular Britannia Primary and Copleston High School area

Some details

General information

Offered with no onward chain is this three bedroom detached house which is set on a corner plot to the east side of the town. The property is situated within the popular Britannia Primary School and Copleston High School areas. Along with double glazed windows and gas central heating (not tested) there is a driveway and car port. There is also loft space with dormer window.

The reception hall has a window to the side and stairs to the first floor. The sitting room has a bay window to the front and an additional window to the side. To the rear of the hall there is a dining room which, unusually, also has a bay window. From here there is an opening into a sun room which has French doors on to the rear garden. The kitchen has windows to both the side and rear, is well equipped with a range of base units, wall cupboards, worktops, drawers and a pantry. There is a door into a covered porch area which provides access to both the front and the rear of the property and also a cloakroom which has a WC and basin.

The first floor landing has a window to the side and provides access to all three bedrooms, bathroom and separate WC. Bedroom one is located to the front and has a bay window and an additional window to the side along with built-in wardrobes. Bedroom two is also a good size double also has a bay window and built-in wash basin. Bedroom three is located to the front and to the rear there is a bathroom which comprises a bath and basin. There is a separate WC.

Also accessed from the landing via a drop-down wooden ladder is the loft space which has a dormer window to the side and velux window to the rear. The loft space measures 15'3 x 10'5.

Reception hall

15' 4" x 5' 11" (4.67m x 1.8m)

Sitting room

14' 2" into bay x 14' 2" (4.32m x 4.32m)

Dining room

13' 8" into bay x 12' 11" (4.17m x 3.94m)

Kitchen

16' max x 8' 6" (4.88m x 2.59m)

WC

Landing

Bedroom one

14' 4" into bay x 13' (4.37m x 3.96m)

Bedroom two

15' 9" into bay x 12' 11" (4.8m x 3.94m)

Bedroom three

7' 4" x 7' 1" (2.24m x 2.16m)

Bathroom

7' x 6' 4" (2.13m x 1.93m)

WC

Outside

The property is located on a corner plot. To the front, screened by hedge, is the garden which is predominantly laid to lawn. There are additional gardens to both the rear and the side of the property which are predominantly laid to lawn with a patio area and a range of trees, flower beds and shrubs.

The parking is accessed via Halliwell Road where there is a driveway that leads into a car port, beyond this there is a workshop that measures approximately 18' x 8'.

Location

The property is situated to the east side of the town within easy reach of a range of local amenities which include local shops and Ipswich Hospital is located within close proximity. The schooling is provided by the desirable Britannia Primary School and Copleston High School. There is also a nearby recreation ground.

Important information

Council Tax Band - D

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

Tenure - Freehold

EPC rating – E

Our ref - SDG

Agents note

Prospective purchasers should be aware that the property is subject to probate and as such exchange cannot take place until a full grant of probate is received.

Directions

Leaving Ipswich in an easterly direction along Crown Street proceed up onto the Woodbridge Road. From here bear right into Argyle Street and at the next traffic lights turn left onto St. Helen's Street. Follow this along until reaching the traffic lights and from here proceed straight over onto Spring Road. Continue along Spring Road passing under the railway viaduct and just before reaching the roundabout with Woodbridge Road, Goring Road is a turning on the right hand side. The property can then be found on the right just after the turning for Halliwell Road.

Further information

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

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Viewing

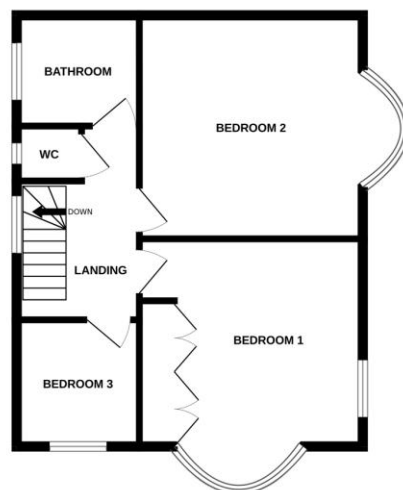
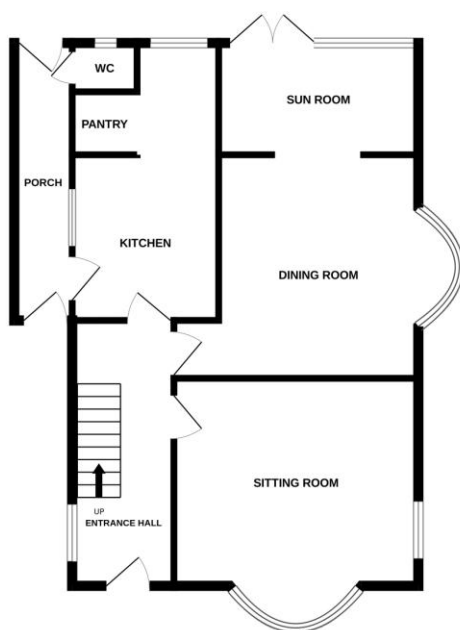
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