

Norwich Road | Ipswich | IP1 4HA

Price £350,000 Freehold

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estate agents

Norwich Road, Ipswich, IP1 4HA

NO ONWARD CHAIN. A spacious victorian double bay semi-detached house ideally suited for large family or potential to create an HMO (subject to the necessary consents) located on Norwich Road to the Northwest of Ipswich and within walking distance to local schools and bus services. The property is arranged over two floors comprising entrance porch, entry hall, 3 reception rooms, kitchen, g/f bathroom, stairs to first floor leading to 4 bedrooms and further bathroom. The property also benefits from gas central heating and double glazing throughout, off road parking for 2 cars and enclosed rear gardens.



ENTRANCE PORCH

UPVC door into entrance porch with further door into entry hall.

ENTRANCE HALL

Carpeted flooring, radiator, storage area under stairs, stairs to first floor, doors to lounge, dining room and breakfast room.

LOUNGE

12' 9" x 11' 10" max (3.89m x 3.61m) Carpeted flooring, double glazed bay window to front aspect, radiator.



DINING ROOM

12' 10" x 11' 1" (3.91m x 3.38m) Carpeted flooring, double glazed French doors to rear aspect, radiator.

BREAKFAST ROOM

11' x 9' 11" (3.35m x 3.02m) Carpeted flooring, 2 double glazed windows to side aspect, radiator, cupboard housing Baxi gas boiler, door into kitchen.

KITCHEN

9' 11" x 7' 11" (3.02m x 2.41m) Comprising wall and base units with roll edge work tops, electric oven & hob, plumbing for washing machine, stainless steel single drainer sink, quarry tiled flooring, double glazed door and window to side aspect, door into bathroom.





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Plan produced using PlanUp.

BATHROOM

9' 11" x 4' (3.02m x 1.22m) Comprises low level WC, wash hand basin and bath plus shower cubicle, non-slip flooring, radiator, double glazed window to rear and side aspect.

STAIRS

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

BEDROOM 1

16' 5" x 11' 11" (5m x 3.63m) Carpeted flooring, double glazed bay window to front aspect plus further double-glazed window to front aspect, radiator, fireplace.

BEDROOM 2

12' 9" x 10' 6" (3.89m x 3.2m) Carpeted flooring, double glazed window to rear aspect, radiator, fireplace.

BEDROOM 3

9' 11" x 6' 11" (3.02m x 2.11m) Carpeted flooring, double glazed window to rear aspect, radiator.

BEDROOM 4

9' 11" x 6' 6" (3.02m x 1.98m) Carpeted flooring, double glazed window to rear aspect, radiator.

BATHROOM

7' max x 6' 10" max 2.13m x 2.08m) Comprising low level WC, wash hand basin and bath, radiator, double glazed window to side aspect, vinyl floor covering.

OUTSIDE

Hard standing off road parking for 2 cars, side access to rear garden which is mainly laid to lawn, variety of trees, patio area, gardens are all enclosed by fencing.

COUNCIL

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

NEAREST SCHOOLS

Springfield nursery, infant and junior schools, Westbourne Academy.

SERVICES

We understand all mains services are connected.

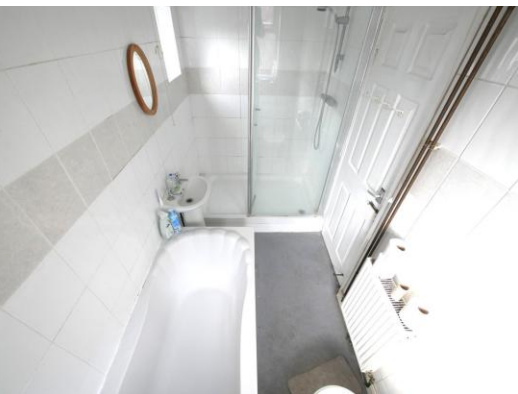
Norwich Road
IPSWICH
IP1 4HA

Energy rating

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Valid until: **28 September 2032**

Certificate number: **0213-1209-4702-6108-1500**



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