



High View Road | Ipswich | IP1 5HJ

Price £205,000 Freehold

 **your ipswich**  
estate agents

# High View Road, Ipswich, IP1 5HJ

We are delighted to be offering for sale this 2 bedroom semi-detached bungalow located to the Western side of Ipswich close to local amenities including bus service, ideal for A12/14 access. The property has been updated by the current owner and comprises storm porch, entrance hall, 2 double bedrooms, sitting room overlooking rear garden, kitchen, modernised shower room. The bungalow is double glazed throughout and benefits from gas central heating provided by gas boiler located in the loft, hot water is connected to Daylight panel to side of bungalow, shared driveway leading to hardstanding to rear providing off road parking for 2 cars, gardens front & rear.

## STORM PORCH

Double glazed door into entrance hall.

## ENTRANCE HALL

Wooden flooring, radiator, loft hatch and ladder to boarded loft space, doors to bedrooms, sitting room, kitchen & bathroom.

## BEDROOM 1

14' 9" x 11' 2" (4.5m x 3.4m) Carpeted flooring, radiator, double glazed window to front aspect, built in hanging and shelving in recesses.

## BEDROOM 2

12' 8" x 9' 7" (3.86m x 2.92m) Carpeted flooring, radiator, double glazed window to front aspect.

## SITTING ROOM

10' 11" x 9' 7" (3.33m x 2.92m) Carpeted flooring, double glazed window overlooking rear garden, radiator.



## Ground Floor

Approx. 58.1 sq. metres (625.5 sq. feet)



Total area: approx. 58.1 sq. metres (625.5 sq. feet)

Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only  
Plan produced using PlanUp.

### KITCHEN

9' 9" x 8' 9" (2.97m x 2.67m) Comprising eye level and matching base units with roll edge worktops, stainless steel sink and drainer with mixer tap, plumbing for washing machine, space for under counter fridge, electric cooker to remain, floor to ceiling tiled walls, tiled flooring, double glazed windows to side & rear aspect along with double glazed door to rear aspect.

### SHOWER ROOM

6.10' x 5' (1.83m x 1.52m) Comprises low level WC, free standing wash hand basin with storage cupboards under, shower cubicle with tiled splash backs, tiled flooring, chrome heated towel rail, extractor fan, double glazed window to rear aspect.

### OUTSIDE

Step down to shingled front garden pathway to front door, enclosed by brick wall, shared driveway leading to hard standing off road parking to the rear for 2 cars, rear patio area, lawn, 2 timber garden shed both with power connected.

### COUNCIL

Ipswich Borough Council  
Council tax band (B) £1,675.87

### NEAREST SCHOOLS

Whitehouse Community Primary school & Westbourne Academy.

### SERVICES

We believe all mains services are connected.

### AGENTS NOTES

Daylight Panel fitted to outside of property on driveway which heats the hot water.

High View Road  
IPSWICH  
IP1 5HJ

Energy rating

**D**

Valid until: **17 October 2031**

Certificate  
number: **2922-0801-7317-9011-3121**



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