



Henley Road | Ipswich | IP1 4NG

Price £450,000 Freehold

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estate agents

Henley Road, Ipswich, IP1 4NG

- NO ONWARD CHAIN - An opportunity to purchase this 4 bedroom detached family home located to the North of Ipswich in need of updating and within walking distance to local shops schools, bus service, town centre and Christchurch park. The property benefits from a good size plot, circular in and out drive plus garage, timber work shop behind with car inspection pit. The property is arranged over 2 floors comprising entry porch, entry hall reception room, spacious sitting room, kitchen, G/F cloakroom, 4 bedrooms on first floor plus family shower room, further benefits include gas central heating and double glazing throughout except where stated.



ENTRY PORCH

Door into storm porch single glazed windows to front and side aspect, double glazed door into entry hall/reception room.

ENTRANCE HALL/RECEPTION ROOM

15' max x 13' 3" max (4.57m x 4.04m) Carpeted flooring, 2 radiator's, double glazed windows to front & side aspect, stairs to first floor, door into sitting room, kitchen and cloakroom.



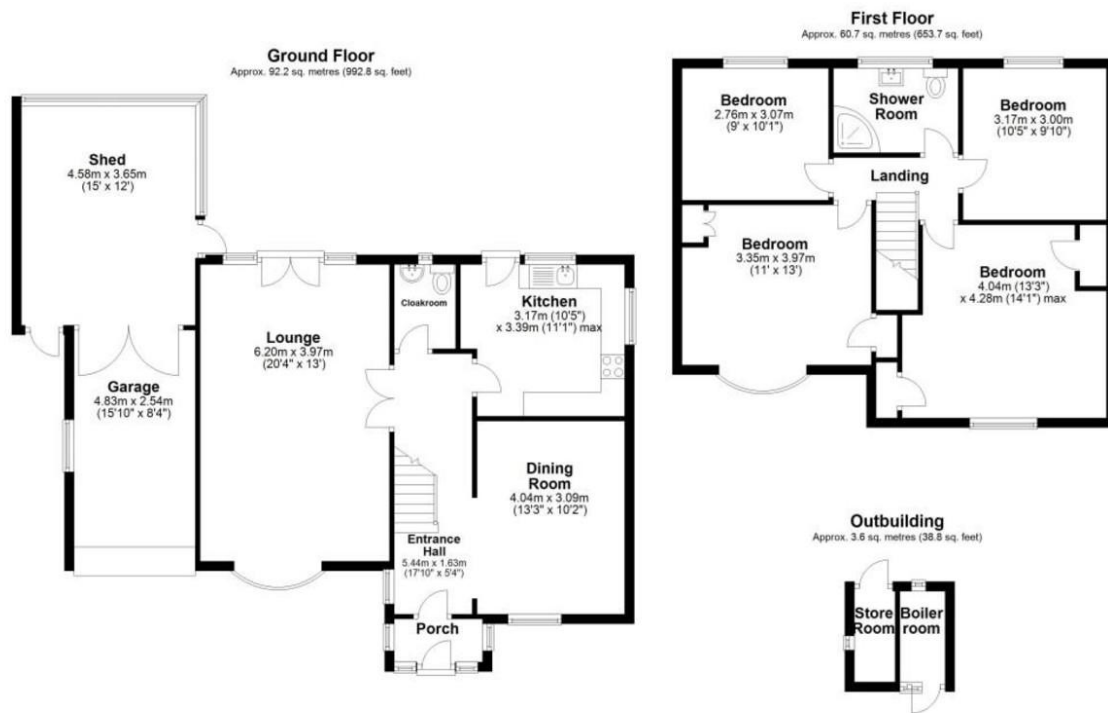
SITTING ROOM

20' 4" x 13' 0" (6.2m x 3.96m) Carpeted flooring, double glazed bay window to front aspect, double glazed French door leading to rear gardens, red brick fireplace with electric fire, 2 radiators.

KITCHEN

11' 0" x 10' 10" (3.35m x 3.3m) Eye level and base units with roll edge work tops, stainless steel sink unit with mixer tap, plumbing for washing machine, gas cooker point, space for under counter fridge, vinyl floor covering, radiator, double glazed windows to side & rear aspect, double glazed door to rear garden.





Total area: approx. 156.6 sq. metres (1685.3 sq. feet)

CLOAKROOM

Comprising low level WC, wash hand basin, radiator, window to rear aspect.

STAIRS TO FIRST FLOOR

Carpeted stairs and landing, loft hatch, doors to bedrooms and shower room.

BEDROOM 1

14' 1" x 13' 3" (4.29m x 4.04m) Carpeted flooring, double glazed window to front aspect, radiator, airing cupboard housing hot water cylinder, shelved built in cupboard.

BEDROOM 2

13' 0" x 11' 0" (3.96m x 3.35m) Carpeted flooring, double glazed window to front aspect, radiator, 2 door built in wardrobe.

BEDROOM 3

10' 5" x 9' 10" (3.18m x 3m) Carpeted flooring, radiator double glazed window to rear aspect with rear garden views.

BEDROOM 4

10' 1" x 9' (3.07m x 2.74m) Carpeted flooring,

radiator, double glazed window to rear aspect overlooking rear garden, 2 door built in wardrobe.

SHOWER ROOM

8' x 5' 10" (2.44m x 1.78m) Comprising low level WC, inset hand basin with cupboards under, shower cubicle, double glazed window to rear aspect, radiator.

GARAGE

15' 10" x 8' 4" (4.83m x 2.54m) Front to back double garage, remote controlled up and over door, power and lighting connected, double doors to rear leading to timber workshop measuring 15' x 12' with inspection car pit, windows side and rear plus side access door.

OUTSIDE

Circular in and out drive providing off road parking, side gate with pathway leading to rear gardens, outhouse storage cupboards with one housing gas Baxi boiler. Covered area from over hanging roof, patio area, steps down to rear garden mainly laid to lawn, variety of bushes hedging and trees including fruit trees to bottom of garden. Rear gardens all enclosed by fencing.

COUNCIL

Ipswich Borough Council

Council tax band (E) £2,633.51

Henley Road
IPSWICH
IP1 4NG

Energy rating

D

Valid until: 17 April 2033

Certificate number: 0340-2868-9240-2997-5621

NEAREST SCHOOLS

Dale Hall Primary school.

Walking distance to Ipswich School, all departments from nursery to A-level.

Walking distance to school bus pick-up transporting pupils to Ipswich Girls School at Woolverstone.

SERVICES

We understand all mains services are connected.



VIEWING STRICTLY BY APPOINTMENT THROUGH YOUR IPSWICH

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