



Henslow Road | Ipswich | IP4 5EG

Price £225,000 Freehold

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estate agents



# Henslow Road, Ipswich, IP4 5EG

A beautifully well maintained mid terraced property located to the East of Ipswich within walking distance to Copleston school, Ipswich hospital, bus service and local shops. The property is arranged over two floors comprising storm porch, entrance hall, lounge/dining room, well appointed kitchen, stairs rising to first floor leading to 3 double bedrooms and bathroom. The property is double glazed throughout and gas centrally heated, garden to front with well established rear garden and patio for entertaining. Ideally suited for FTB's or possible investment.



## STORM PORCH

## ENTRANCE HALL

Door into entrance hall, laminate flooring, radiator, stairs to first floor, door into lounge/dining.

## LOUNGE/DINER

Laminate flooring, 2 radiators, double glazed windows to front & rear aspect, fireplace with wooden surround and tiled hearth in sitting area, door into kitchen.



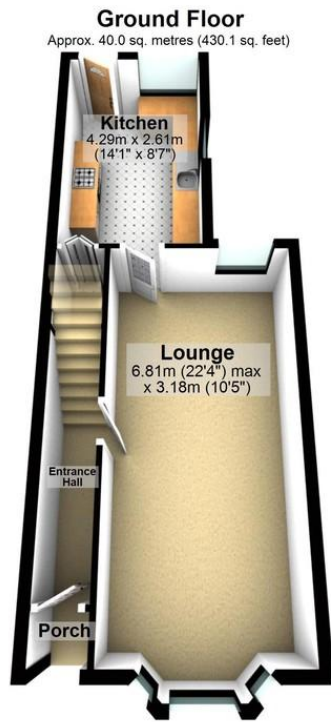
## KITCHEN

Modern fitted eye level units with matching base units roll edge work tops, enamel sink and drainer with swan neck mixer tap, plumbing for washing machine & dish washer, space for fridge/freezer, space for cooker, extractor fan, laminate flooring, double glazed windows to side and rear aspect, double glazed door to rear garden, storage cupboard under stairs.

## STAIRS

Carpeted stairs and landing, storage cupboard, loft hatch with drop down loft ladder, doors to bedrooms and bathroom.





Total area: approx. 79.9 sq. metres (860.1 sq. feet)

### **BEDROOM 1**

Carpeted flooring, double glazed bay window plus further double glazed window to front aspect, radiator.

### **BEDROOM 2**

Carpeted flooring, double glazed window to rear aspect, radiator, feature fire place.

### **BEDROOM 3**

Carpeted flooring, Double glazed window to rear aspect, radiator.

### **BATHROOM**

Comprising low level WC, wash hand basin and bath with shower over off the mains, extractor fan, tiled flooring, double glazed window to side aspect, chrome heated towel rail.

### **OUTSIDE**

Block paved front garden enclosed by picket fencing, pathway to front door, flower borders.

### **REAR GARDEN**

Block paved patio area for entertaining, lawn with flower and shrub borders, timber garden shed, rear pedestrian access, gardens all enclosed by close board fencing.

### **COUNCIL**

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

### **NEAREST SCHOOLS**

Britannia Primary School & Copleston High school.

### **SERVICES**

We understand all mains services are connected.

Henslow Road  
IPSWICH  
IP4 5EG

Energy rating

C

Valid until: 29 May 2033

Certificate  
number: 7001-3027-4205-6187-1200



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