



Henniker Road | Ipswich | IP1 5HD

Asking Price £190,000 Freehold

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Henniker Road, Ipswich, IP1 5HD

NO ONWARD CHAIN - A spacious 2 bedroom end of terraced property located to the West side of Ipswich within walking distance to schools and bus service, a short drive to local supermarkets and easy access to A12/A14 trunk roads. Arranged over two floors the property comprises entry hall, lounge, dining, kitchen, 2 double bedrooms and family bathroom on first floor. Further benefits include double glazing, gas central heating, front and rear gardens. Early inspection recommended to secure this property.

ENTRANCE HALL

UPVC door into entrance hall, Laminate flooring, radiator, part glazed doors into lounge and dining rooms.

LOUNGE

11' 4" x 10' 5" (3.45m x 3.18m) Carpeted flooring, double glazed window to front aspect, radiator.

DINING ROOM

13' 10" x 11' 10" (4.22m x 3.61m) Laminate flooring, feature brick fire place, storage cupboard under stairs, double glazed French doors to rear aspect, open plan staircase to first floor.

KITCHEN

13' 11" x 7' (4.24m x 2.13m) Matching eye level and base units with roll edge work tops, Electric cooker, with extractor over, space for fridge/freezer, radiator, single sink and separate drainer with swan neck mixer tap, plumbing for washing machine, space for tumble dryer, wall mounted Baxi gas boiler, tiled flooring, double glazed windows to side and rear aspect along with double glazed door to side aspect.

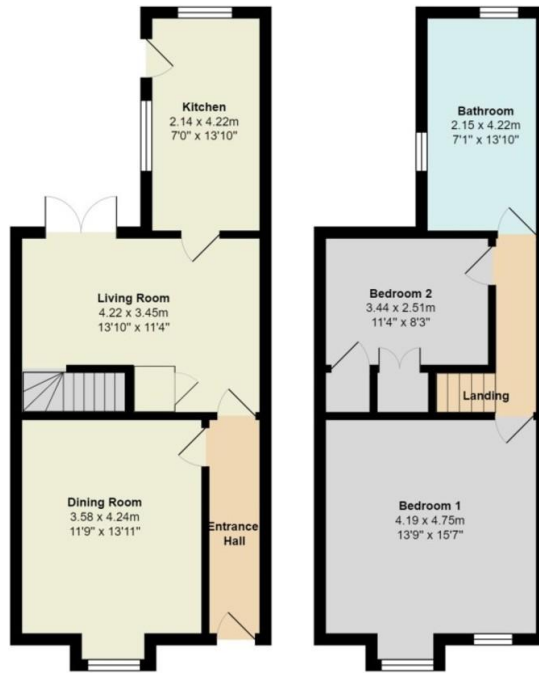
STAIRS

Carpeted stairs from dining room rising to first floor carpeted landing, doors to bedrooms and bathroom.

BEDROOM 1

13' 11" x 11' 3" (4.24m x 3.43m) Carpeted flooring, radiator, 2 double glazed windows to front aspect.





All measurements are approximate and for display purposes only

BEDROOM 2

11' 3" x 11' (3.43m x 3.35m) Carpeted flooring, radiator, double glazed window to rear aspect, walk in wardrobe, 2 door built in storage cupboard.

BATHROOM

13' 11" x 7' 1" (4.24m x 2.16m) Spacious bathroom comprising, low level WC, wash hand basin, bath, separate shower cubicle, tiled flooring, double glazed windows to side and rear aspect, radiator, loft hatch, chrome heated towel rail.

OUTSIDE

Steps up to front door, raised front garden, side passageway leading to rear garden leading to side patio, rear garden laid to lawn with flower and shrub borders, timber garden shed all enclosed by fencing.

COUNCIL

Ipswich Borough Council
Council Tax Band (B) £1,675.87

NEAREST SCHOOLS

Whitehouse infant & junior schools, Westbourne Academy.

SERVICES

We understand all mains services are connected.

CONSUMER PROTECTION

Consumer Protection Regulations 2008

Your Ipswich Ltd has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with Consumer Protection Regulations 2008, which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase, please contact us and we will make every effort to be of

assistance.

Your Ipswich Ltd, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Your Ipswich Ltd confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Your Ipswich Ltd. Referral commission (where received) is in the range of £60 to £200.

Henniker Road IPSWICH IP1 5HD	Energy rating E	Valid until: 12 July 2027
		Certificate number: 0157-2827-7632-9693-7845



**VIEWING STRICTLY BY APPOINTMENT
THROUGH YOUR IPSWICH LTD**

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