

Coleridge Road | Ipswich | IP1 6EH

Price £210,000 Freehold

ipswich & suffolk estate agents
Part of the Your Ipswich Group

Coleridge Road, Ipswich, IP1 6EH

INVESTORS ONLY - For this 3 bedroom semi-detached house located to the North West of Ipswich close to local shops, schools and bus service. The property is being sold with the current tenants in situ currently paying £900.00 PCM. Arranged over two floors the property comprises enclosed porch, entry hall, lounge, dining room (currently used as a bedroom), wood framed conservatory, stairs to first floor leading to 3 bedrooms, bathroom and separate cloakroom, further benefits include double glazed windows, gas central heating, off road parking and gardens front and rear.

ENCLOSED PORCH

UPVC sliding door into storm porch.



ENTRANCE HALL

UPVC door into entrance hall, carpeted flooring, storage cupboard, stairs to first floor, radiator, doors into lounge and kitchen.

LOUNGE

13' 6" x 11' 9" (4.11m x 3.58m) Carpeted flooring, Double glazed bay window to front aspect, wall mounted electric heater, radiator, door through to dining room.



DINING ROOM

8' 2" x 8' 1" (2.49m x 2.46m) Currently used as a bedroom, carpeted flooring, patio door to lean too conservatory.

CONSERVATORY

8' x 7' 7" (2.44m x 2.31m) Carpeted flooring, door to side aspect.

KITCHEN

10' 11" x 8' 2" (3.33m x 2.49m) Matching wall & base units with roll edge work tops, stainless steel sink with swan neck mixer tap, plumbing for washing machine, electric cooker to remain, recess for storage, vinyl floor covering, walk in pantry, doorway through to rear lobby.

REAR LOBBY

Vinyl floor covering, space for fridge/freezer, double glazed door to side aspect leading to rear garden, door into wet room.





Total Area: 100.1 m² ... 1078 ft²

All measurements are approximate and for display purposes only

WET ROOM

10' x 6' 5" (3.05m x 1.96m) Non slip flooring, low level WC, wash hand basin and electric shower, extractor fan, radiator, double glazed window to side aspect.

STAIRS

Carpeted stairs and landing, double glazed window to rear aspect, loft hatch, airing cupboard housing hot water cylinder, doors to bedrooms, bathroom and cloak room.

BEROOM

13' 8" x 11' 9" (4.17m x 3.58m) Carpeted flooring, double glazed window to front aspect, radiator, 2 door built in wardrobe.

BEDROOM

11' 9" x 10' 1" (3.58m x 3.07m) Carpeted flooring, double glazed window to front aspect, radiator, 2 door built in wardrobe.

BEDROOM

9' 5" x 8' 2" (2.87m x 2.49m) Carpeted flooring, double glazed window to rear aspect, radiator, built in wardrobe.

BATHROOM

5' 2" x 5' 1" (1.57m x 1.55m) Wash hand basin and bath, double glazed window to rear aspect, radiator, vinyl floor covering.

CLOAK ROOM

Low level WC, double glazed window to rear aspect, vinyl floor covering.

OUTSIDE

Dropped kerb with drive providing extra off road parking, hard standing providing off road parking, hedging to front, side pedestrian gate leading to rear garden which is mainly laid to lawn, variety of bushes, gardens all enclosed by fencing.

COUNCIL

Ipswich Borough Council
Council Tax band (B) £1,753.15

NEAREST SCHOOLS

St Pancras Catholic primary school, Ormiston Endeavour Academy.

SEVICES

We understand all mains services are connected.

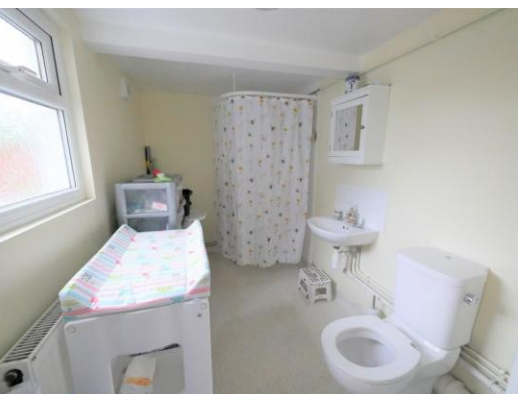
Consumer Protection Regulations 2008

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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

Coleridge Road IPSWICH IP1 6EH	Energy rating D	Valid until: 14 June 2025 Certificate number: 9828-4082-7206-3765-8940
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**VIEWING STRICTLY BY APPOINTMENT
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