



Woodbridge Road, Ipswich, IP4 2PF

Guide Price £275,000 Freehold

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**suffolk** estate agents  
Part of the Your Ipswich Group

# Woodbridge Road, Ipswich, IP4 2PF

## SUMMARY

CHAIN FREE - A well proportioned three bedroom detached house in need of some modernisation, offering scope for potential as a family home or investment. Located to the popular Northeast of Ipswich, convenient to the Town Centre, Waterfront, University of Suffolk and Northgate High School, the accommodation comprises; enclosed porch, entrance hall, kitchen, sitting and dining room, and cloakroom/utility on the ground floor with landing, three bedrooms and shower room on the first floor. To the outside there is an established frontage which wraps around to the side and leads to a concealed paved entertainment area. The property is predominantly double glazed and gas centrally heated, parking is on road by permit. Early viewing is highly recommended.



## DOUBLE GLAZED FRONT DOOR

With matching half side and above casements to enclosed porch.

## ENCLOSED PORCH

Coconut mat well, traditional style wooden front door with motif stained and leaded glass half side and above casements to entrance hall.

## ENTRANCE HALL

Obscured double glazed window to side, under stairs cupboard housing gas and electric meters, stairs rising to first floor, doors to kitchen, and dining and sitting room.



## DINING AREA

13' 5" x 11' 7" approx. (4.09m x 3.53m) Double glazed French doors opening out to patio with matching full height side casements, radiator, opening through to sitting area.

## SITTING AREA

12' 9" x 12' 6" approx. (3.89m x 3.81m) Double glazed bay window to front, radiator, fireplace (untested).

## KITCHEN

13' 3" x 7' 6" approx. (4.04m x 2.29m) Double glazed window to side, door to side leading to garden, radiator, range of base and eye level cupboard and drawer fitted units, rolled edge work surface, inset one and a quarter bowl composite sink drainer unit with mixer tap, built-in oven and grill, inset gas hob with extractor over, integrated dish-washer, tiled splash backs and floor, door to cloakroom and utility room.





Total Area: 97.1 m<sup>2</sup> ... 1045 ft<sup>2</sup>

All measurements are approximate and for display purposes only

### **CLOAKROOM AND UTILITY ROOM**

Obscured double glazed window to rear, radiator, low level WC, pedestal hand-wash basin, work surface with plumbing for washing machine under, tiled splash backs and floor.

### **STAIRS RISING TO FIRST FLOOR**

### **FIRST FLOOR LANDING**

Obscured double glazed window to side, doors to.

### **BEDROOM ONE**

13' 3" x 11' 7" approx. (4.04m x 3.53m) Double glazed bay window to front, radiator.

### **BEDROOM TWO**

13' 5" x 11' 4" approx. (4.09m x 3.45m) Double glazed window to rear, radiator, built-in cupboard housing combination boiler (untested).

### **BEDROOM THREE**

8' 2" x 7' 6" approx. (2.49m x 2.29m) Double glazed window to front, radiator.

### **SHOWER ROOM**

Obscured double glazed windows to side and rear, radiator, walk-in glazed shower cubicle with thermostatic shower, low level WC, pedestal hand-wash basin with mixer tap, fitted cupboard, tiled walls and floor.

### **OUTSIDE**

There is an established walled frontage which is accessed by a gate and steps up, it is mainly laid to lawn and wraps around to the side leading to a concealed paved entertainment area. The frontage also conceals a bomb shelter. Parking is on road by permit, the first permit costs approximately £60 PA, an additional second permit is approximately £120 PA. The seller is in the process of amending the title which removes an existing garage, what is shown in these particulars is what will be sold.

### **IPSWICH BOROUGH COUNCIL**

Tax band C - Approximately £2,003.60 PA (2024-2025).

### **NEAREST SCHOOLS (.GOV ONLINE)**

St Helen's Primary and Northgate High.

### **DIRECTIONS**

Heading Easterly on Woodbridge Road away from the Town Centre, turn left into Lacey Street. The property is found immediately on the right hand in an elevated position cornering Woodbridge Road and Lacey Street.

### **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.

Energy performance certificate (EPC)			
Woodbridge Road IPSWICH IP4 2PF	Energy rating	Valid until:	11 January 2034
	<b>D</b>	Certificate number:	0300-2032-6390-2794-7325
Property type		Detached house	
Total floor area	123 square metres		



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

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