

Heath Road, Ipswich, IP4 5RY

Price £350,000 Freehold

ipswich & suffolk estate agents
Part of the Your Ipswich Group

Heath Road, Ipswich, IP4 5RY

We are delighted to be offering for sale this three bedroom semi-detached family home located to the East of Ipswich in the Copleston school catchment area close to local schools shops, bus service and Ipswich Hospital. The property comprises enclosed porch, entrance hall, 2 reception rooms plus conservatory, kitchen with walk in larder pantry, ground floor wet room, stairs to first floor leading to 3 double bedrooms and family bathroom. Further benefits include off road parking for 3 cars, attached garage, good size rear garden, double glazing and gas central heating. - BOOK YOUR APPOINTMENT TODAY.



PORCH

Door into enclosed porch with further door into entrance hall.

ENTRANCE HALL

Laminate flooring, stairs to first floor, radiator, storage cupboard under stairs, doors to lounge, rear sitting room and kitchen.

LOUNGE

14' 2" x 11' 8" (4.32m x 3.56m) Laminate flooring, double glazed bay window to front aspect, original fire place, radiator.



REAR SITTING ROOM

15' 11" x 11' 8" (4.85m x 3.56m) Oak flooring, radiator, double glazed French doors into conservatory.

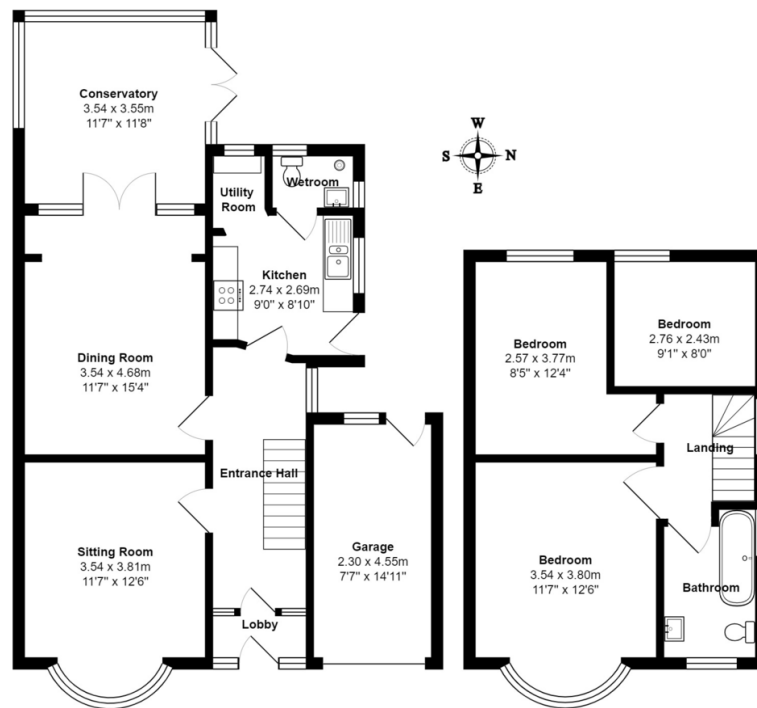
CONSERVATORY

11' 6" x 9' 3" (3.51m x 2.82m) Under floor heating, ceramic tiled flooring, double glazed French doors to side aspect.

KITCHEN

9' 11" x 8' 11" (3.02m x 2.72m) Comprising matching eye level and base units with roll edge work tops, 4 ring gas hob with extractor over, gas oven, stainless steel sink & drainer with swan neck mixer tap, radiator, vinyl floor covering, double glazed window & door to side aspect, walk in larder pantry with wall units, plumbing for washing machine, wall mounted Baxi gas boiler, space for fridge freezer, double glazed window to rear aspect.





Total Area: 123.1 m² ... 1325 ft²

All measurements are approximate and for display purposes only

STAIRS

Carpeted stairs & landing, loft hatch, double glazed window to side aspect, doors to bedrooms and bathroom.

BEDROOM 1

14' 11" x 11' 9" (4.55m x 3.58m) Carpeted flooring, radiator, double glazed bay window to front aspect, original fireplace.

BEDROOM 2

12' 4" x 11' 7" (3.76m x 3.53m) Carpeted flooring, radiator, double glazed window to rear aspect, original fire place.

BEDROOM 3

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

BATHROOM

9' 2" max x 5' 10" max (2.79m x 1.78m) Comprising low level WC, wash hand basin with storage under, bath, chrome heated towel rail, ceramic tiled flooring, double glazed window to front & side aspect, extractor light.

OUTSIDE

Block paved frontage for off road parking for 3 cars attached garage side gate through to good size rear

garden which is mainly laid to lawn, shingled area, garden all enclosed by fencing.

GARAGE

14' 3" x 7' 8" (4.34m x 2.34m) Up & over roller door, power & lighting connected, side access door, rear window.

COUNCIL

Ipswich Borough Council
Council Tax Band (C) £2,003.60

NEAREST SCHOOLS

Broke Hall CP school, Copleston High school

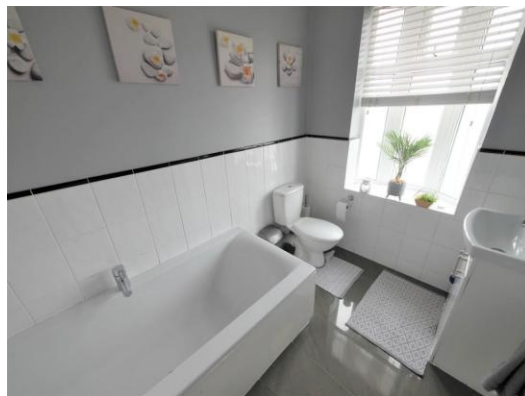
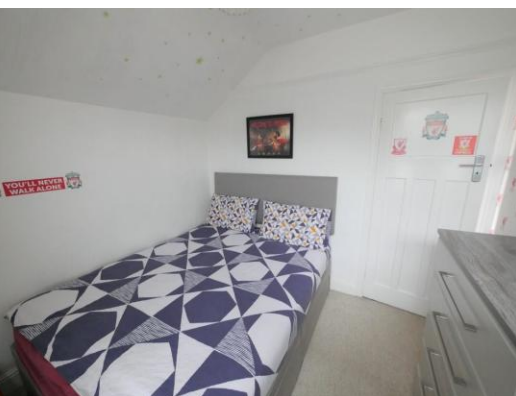
Consumer Protection Regulations 2008

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Heath Road IPSWICH IP4 5RY	Energy rating	Valid until:	1 July 2034
	C	Certificate number:	2150-9303-4040-8107-2905



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

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