

8 Burke Road, Ipswich, IP1 6NN



**3** bedrooms  
Sitting room, kitchen/breakfast room  
Parking

**Freehold**  
Guide Price  
**£205,000**  
Subject to contract  
**No onward chain**



Situated on the north western outskirts of Ipswich and offered with no onward chain is this semi-detached house which occupies a generous plot

# Some details

## General information

Situated on the north western outskirts of Ipswich, providing excellent links to the A12/A14, is this three bedroom semi-detached house. The property is offered with no onward chain and occupies a generous plot, it also has gas central heating, double glazing, parking and garden.

The reception hall has stairs to the first floor and doors off. To the front there is a sitting room with gas fire and understairs cupboard. Adjacent is the kitchen/breakfast room with modern base and eye level units, work surfaces and sink with space for all appliances. There is a window to the rear and door to the garden. Also off the hall is the bathroom which has a suite of bath, basin and wc.

The first floor landing has doors off to three bedrooms, two of which are doubles, with the main bedroom being at the front.

## Reception hall

### Sitting room

15' 4" x 11' 1" (4.67m x 3.38m)

### Kitchen/breakfast room

12' 3" x 9' 2" (3.73m x 2.79m)

### Bathroom

6' x 5' 3" (1.83m x 1.6m)

## Landing

### Bedroom one

12' 5" x 11' 1" (3.78m x 3.38m)

### Bedroom two

10' 1" x 9' 2" (3.07m x 2.79m)

### Bedroom three

9' 3" x 8' 5" max (2.82m x 2.57m)

## The outside

The front of the property is enclosed by wooden fencing and high level hedging with a driveway providing parking for up to two cars. There is a lawn side garden with various shrubs and borders.

There is access to the side of the property to the rear garden which has a brick built shed, summerhouse and is enclosed by wooden fencing.

## Where?

Burke Road is situated on the north western outskirts of Ipswich close to a local parade of shops and providing excellent links to the A12/A14. There are regular bus routes nearby with services to Ipswich town centre which has an abundance of shopping facilities, coffee houses, bars and restaurants.

## Important information

Council Tax Band - A

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

EPC rating - TBC

## Directions

Head out of town in a north westerly direction along Norwich Road. At the double mini-roundabouts continue straight over and proceed for some distance. After passing the viaduct turn right into Ashcroft Road, take the second turning on the left onto Beechcroft Road and continue up the hill. At the end of the road turn right onto Cedarcroft Road and then left into Burke Road where the property will be found on the right hand side identified by a Fenn Wright board.

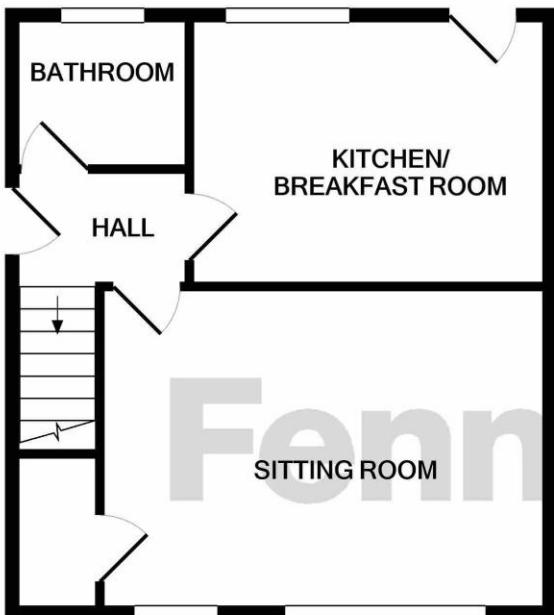
## Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

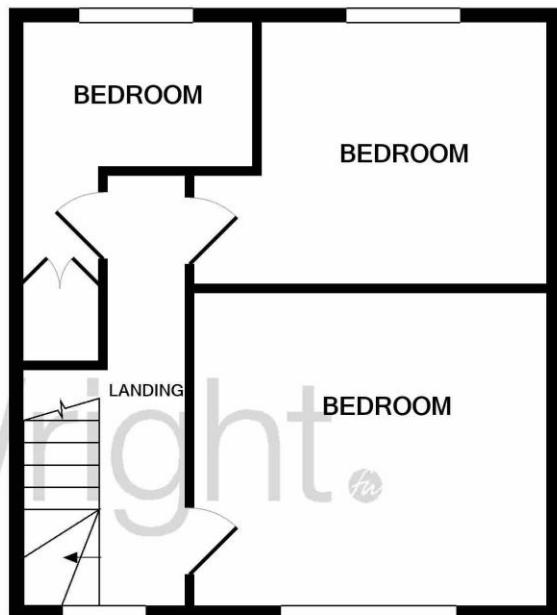
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## Viewing

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Particulars for 8 Burke Road, Ipswich, IP1 6NN

