

44 Norfolk Road, Ipswich, IP4 2HB



2/3 bedrooms
2 reception rooms
1 bathroom

Freehold

Offers in excess of

£150,000

Subject to contract

No onward chain



Situated within easy reach of the Christchurch Park and Ipswich town centre is this two/three bedroom Victorian mid-terraced house.

Some details

General information

Situated within easy reach of the Christchurch Park and Ipswich town centre is this two/three bedroom Victorian mid-terraced house. The property is offered with no onward chain and has two reception rooms, double glazing, electric heating and new carpets.

The accommodation comprises an entrance hall with stairs to the first floor and access to both reception rooms. The sitting room has a window to the front aspect. The dining room has a window to the rear, under stair cupboard and opening into the kitchen. The kitchen has a range of base and eye level units, work surfaces, sink, space for appliances, window to the side and door leading to the rear garden. The bathroom is off the kitchen and has a suite of WC, basin, bath and separate shower with a window to the side.

The first floor has two double bedrooms, one to the front and one to the rear, both with storage cupboards. The second bedroom has a further door to the third bedroom with a window overlooking the garden and airing cupboard.

Entrance hall

Sitting room

11' 1" x 10' 1" (3.38m x 3.07m)

Dining room

13' 3" x 11' 0" (4.04m x 3.35m)

Kitchen

9' 0" x 8' 6" (2.74m x 2.59m)

Bathroom

7' 10" x 6' 5" (2.39m x 1.96m)

Landing

Bedroom one

13' 3" x 11' 1" (4.04m x 3.38m)

Bedroom two

13' 3" x 11' 0" (4.04m x 3.35m)

Bedroom three

9' 0" x 8' 6" (2.74m x 2.59m)

The outside

The front of the property is laid to shingle with a dwarf brick wall to the boundary. The rear garden is mainly laid to lawn with a garden shed and fencing to the boundaries.

Where?

The property is situated to the north side of the town centre and situated within easy reach of Christchurch Park and the town centre itself. There are a range of local shops and amenities all within easy walking distance.

Important information

Council Tax Band - A

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

Tenure - Freehold

EPC rating - E

Directions

Leaving Ipswich town centre in an easterly direction along Crown Street, proceed onto the Woodbridge Road. From here take a left into Christchurch Street and then take the first right into Cemetary Road, first left into Harvey Street. From here take a right hand turn into Norfolk Road where the property can be found on the left 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.

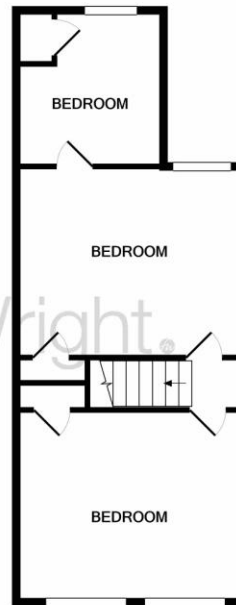
fennwright.co.uk

Viewing

To make an appointment to view this property please call us on 01473 232 700



GROUND FLOOR



1ST FLOOR

To find out more or book a viewing

01473 232 700

fennwright.co.uk

Fenn Wright LLP is East Anglia's leading, independently owned firm of chartered surveyors, estate agents and property consultants.

- Residential and Commercial Sales and Lettings
- Development, Planning and New Homes
- Farms & Estates Agency and Professional Services
- Water & Leisure Agency and Professional Services
- Mortgage valuations

Consumer Protection Regulations 2008

Fenn Wright 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. Fenn Wright, 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. Fenn Wright confirms they will not refer on a purchaser above and other solely because he/she has agreed to accept the offer of any other service from Fenn Wright. Referral commission (where received) is in the range of £15 to £750.

Fenn Wright is a Limited Liability Partnership registered in England under n.o. OC431458. Registered office: 1 Tollgate East, Stanway, Colchester, Essex, CO3 8RQ.

A list of members is open to inspection at our offices.

Particulars for 44 Norfolk Road, Ipswich, IP4 2HB

