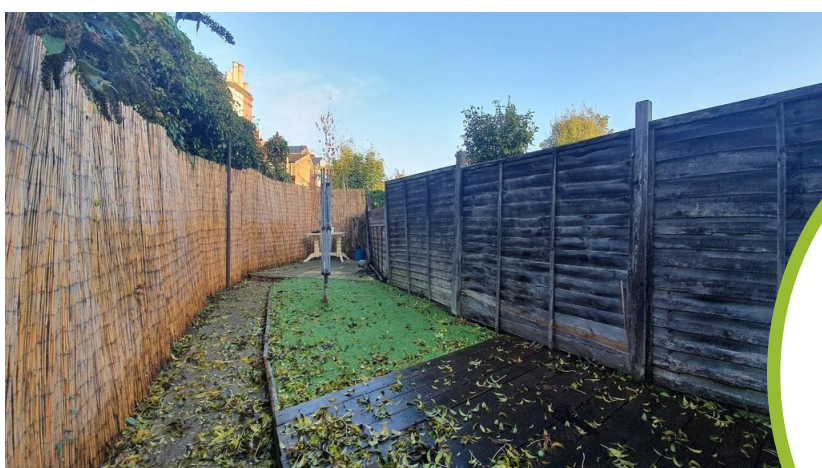


26 Norfolk Road, Ipswich, IP4 2HB



**Freehold**

Guide Price

**£160,000**

Subject to contract

**Close to Christchurch  
Park**

3 bedrooms  
2 reception rooms  
No onward chain



Offered with no onward chain is this terrace house situated to the north of Ipswich and close to Christchurch Park and the town centre.



## Some details

### General information

Offered with no onward chain is this three bedroom mid terrace house which is situated close to Christchurch Park and the town centre on the northern side of Ipswich. It has two reception rooms, kitchen and ground floor bathroom. There are double glazed windows, gas central heating and 30ft. rear garden.

The accommodation comprises a sitting room which has a window to the front and fireplace with a door to the dining room which also has a fireplace with doors to the kitchen and first floor.

The kitchen has a range of base and eye-level units, work surfaces and sink with space for all appliances, window to the side and door to the rear lobby which has a door to the garden and bathroom. The bathroom has a white suite of bath with shower over, basin and WC.

The landing has doors off to all three bedrooms.

### Sitting room

11' x 10' 10" (3.35m x 3.3m)

### Dining room

11' x 10' 10" (3.35m x 3.3m)

### Kitchen

10' 10" max x 7' (3.3m x 2.13m)

### Bathroom

7' 8" x 6' 3" (2.34m x 1.91m)

### Landing

### Bedroom one

11' 4" x 11' (3.45m x 3.35m)

### Bedroom two

11' 2" x 7' 9" (3.4m x 2.36m)

### Bedroom three

7' 9" x 6' 9" (2.36m x 2.06m)

### The outside

The rear garden measures approximately 30ft in length and is enclosed by wooden fencing, there are steps up to a decked area with artificial lawn and patio to the rear of the garden.

### Where?

The property is situated on the northern side of the town centre and is situated within easy reach of Christchurch Park and the town centre itself offering shopping facilities, bars and restaurants. For the commuter there is easy access to Ipswich mainline railway station.

### 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 - D

### Agents note

We advise all parties in accordance to the Estate Agents Act 1979 the vendors are related to an employee of Fenn Wright.

### Directions

Leaving Ipswich town centre in an easterly direction along Crown Street proceed up onto Woodbridge Road and from here take a left into Christchurch Street and then right into Cemetery Road. Take the first left into Hervey Street and then a right into Norfolk Road where the property will be found on the left hand side identified by a Fenn Wright board.

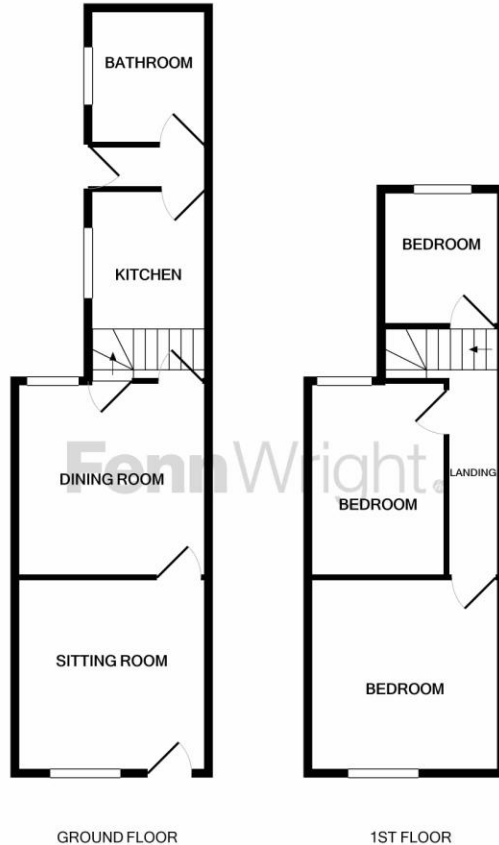
### Further information

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

[fennwright.co.uk](http://fennwright.co.uk)

### Viewing

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



To find out more or book a viewing

**01473 232 700**

**fennwright.co.uk**

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**Consumer Protection Regulations 2008**

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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 prefer one purchaser above another 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.

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Particulars for 26 Norfolk Road, Ipswich, IP4 2HB

