



Wherstead Road | Ipswich | IP2 8JZ

Price £160,000 Freehold

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estate agents

Wherstead Road, Ipswich, IP2 8JZ

INVESTMENT ONLY this 3 bedroom mid terraced home which is currently let to tenants, situated to the South of Ipswich with easy access to A14, Town centre, railway station and waterfront, the property further benefits from the potential for off road parking and a dropped kerb (subject to gaining the correct planning permissions), gas central heating and double glazed throughout, arranged over 2 floors the property comprises entry hall, lounge/dining, kitchen, ground floor bathroom, 3 good size bedrooms, rear garden.



ENTRANCE HALL

Radiator, storage under stairs, door into lounge/dining.

LOUNGE/DINER

23' 4" x 11' 1" (7.11m x 3.38m) Double glazed windows to front and rear aspect, carpeted flooring in lounge, laminate flooring in dining area, radiator, door through to hallway.



KITCHEN

9' 1" x 7' 4" (2.77m x 2.24m) Matching wall & base units with roll edge work tops, single drainer sink with swan neck mixer tap, electric oven & hob with extractor, quarry tiled flooring, double glazed window to side aspect, door to side aspect pantry with window to side aspect, radiator, door onto bathroom.

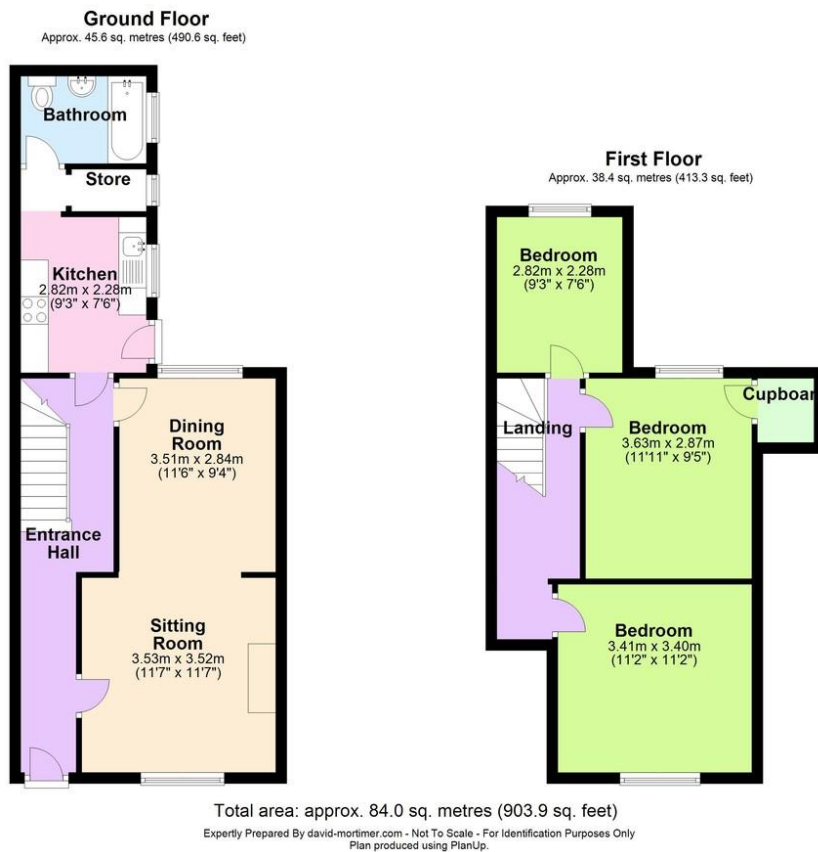
BATHROOM

Comprising low level WC, wash hand basin and bath with electric shower over, radiator, vinyl floor covering, double glazed window to side aspect, extractor fan.

STAIRS

Carpeted staircase, loft hatch, doors off to bedrooms.





BEDROOM 1

11' 5" x 11' (3.48m x 3.35m) Laminate flooring, double glazed window plus secondary glazing to front aspect, radiator.

BEDROOM 2

11' 4" x 9' 2" (3.45m x 2.79m) Laminate flooring built in cupboard with gas wall mounted Baxi boiler, radiator, double glazed window to rear aspect.

BEDROOM 3

9' x 7' 4" (2.74m x 2.24m) Carpeted flooring, double glazed window to rear aspect, radiator

OUTSIDE FRONT

Potential for off road parking and dropped kerb (subject to gaining the correct planning permissions), shared passageway with neighbour leading to rear garden.

OUTSIDE REAR

Covered area outside rear door, outhouse for storage, rear lawn area, garden shed, gardens all enclosed fencing and hedging.

COUNCIL

Ipswich Borough Council

COUNCIL TAX

Band (A)
£1,290.48

SCHOOLS

Hillside primary school, Stoke high school.

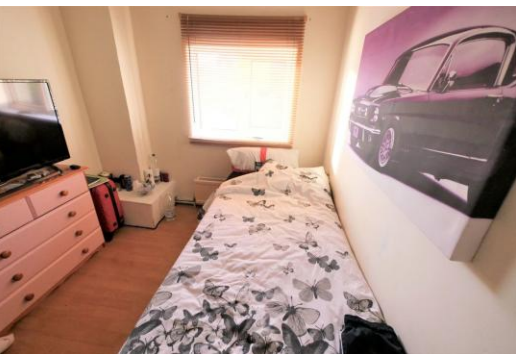
Wherstead Road
IPSWICH
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Energy rating

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Valid until 17 June 2025

Certificate number
8103-4983-2629-7997-3653



**VIEWING STRICTLY BY APPOINTMENT
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