



Valley Road, Ipswich, IP1 4ED

Price £240,000 Freehold

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# Valley Road, Ipswich, IP1 4ED

**PRICED TO SELL** - This spacious 3 bedroom double bay semi-detached house is situated on Valley Road within walking distance to town centre, local shops and bus service. The property has recently undergone remedial works with further internal updating required. The property is arranged over two floors comprising entrance porch, entrance hall, lounge, kitchen (updating required) dining room, stairs to first floor leading to 3 good size bedrooms, bathroom and separate cloakroom, double glazed throughout and gas centrally heated, gravel parking space in front of the property, good size rear garden. **EARLY INSPECTION RECOMMENDED.**

## ENTRANCE PORCH

UPVC door into entrance porch with doorway into entrance hall.

## ENTRANCE HALL

Oak flooring with inset matt runner, radiator with cover, stairs to first floor, wood panelled wall, storage cupboard under stairs, doors to lounge, dining & kitchen.

## LOUNGE

13' 1" x 12' 1" (3.99m x 3.68m) Exposed floor boards, double glazed bay window to front aspect, radiator, open fire place, shelving in recess.

## DINING ROOM

13' 8" x 10' 5" (4.17m x 3.18m) Re-plastered, new laminate flooring, new double glazed French doors with side panels, open fire place, radiator.

## KITCHEN

10' x 7' 4" (3.05m x 2.24m) Matching eye level and base units with work tops, 4 ring gas hob electric wall oven, plumbing for dish washer and washing machine, inset butler sink with hot & cold mixer tap, double glazed door and window to side aspect, space for fridge/freezer, laminate flooring.

## STAIRS

Carpeted stairs and landing, radiator at top of stairwell, storage cupboard on landing, doors to bedrooms, bathroom and cloakroom.







Total Area: 109.4 m<sup>2</sup> ... 1178 ft<sup>2</sup>

### BEDROOM 1

13' 1" x 12' 3" (3.99m x 3.73m) Laminate flooring, double glazed bay window plus a further window to front aspect, radiator, original fireplace.

### BEDROOM 2

13' 8" x 10' 4" (4.17m x 3.15m) Exposed floor boards, double glazed window to side aspect, radiator.

### BEDROOM 3

10' 1" x 7' 6" (3.07m x 2.29m) New laminate flooring, new double glazed window to rear aspect, radiator.

### BATHROOM

Comprises hand basin with storage cupboard under, bath, vinyl floor covering, double glazed window to side aspect, built in linen cupboard, loft hatch.

### CLOAKROOM

Low level WC, exposed floor boards, double glazed window to side aspect.

### OUTSIDE

Gravel off road parking space to front, side pedestrian gate leading to rear garden, outside storage cupboard, stepping stone path leading to lawn area, pergola, flower & shrub borders all enclosed by fencing.

### AGENTS NOTES

A Certificate Of Structural Adequacy has been obtained due to defective drainage to the rear of the property. Remedial works have been completed.

### COUNCIL

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

### NEAREST SCHOOLS

Handford Hall Primary School & Westbourne Academy.

### SERVICES

We understand all mains services are connected.

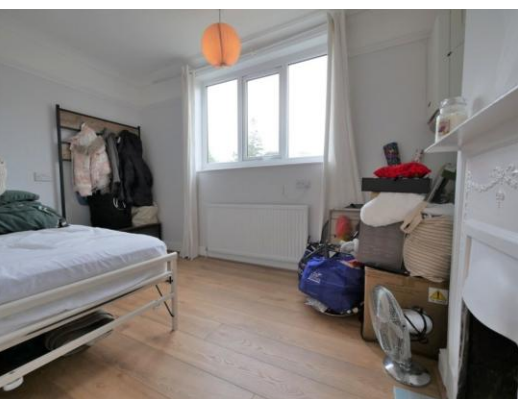
### CONSUMER PROTECTION REGULATIONS 2008

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Valley Road IPSWICH IP1 4ED	Energy rating	Valid until:	30 October 2034
	<b>D</b>	Certificate number:	2170-7400-6040-3196-9971



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