



Castle Road, Ipswich, IP1 5DZ

O.I.E.O £250,000 Freehold

ipswich & suffolk estate agents
Part of the Your Ipswich Group

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We are delighted to be offering for sale this 3 bedroom semi-detached property located to the North West of Ipswich close to Westbourne Academy also within walking distance to local shops, bus service and backing onto local allotments. The property is arranged over two floors comprising enclosed porch, entrance hall, lounge, extended open plan kitchen, dining and family room with utility area, stairs to first floor leading to 3 bedrooms, separate cloakroom and family bathroom. Further benefits include gas central heating, double glazing, shared driveway leading to detached single garage, off road parking to front and established rear garden. The property does require some updating. IDEAL FOR FIRST TIME BUYER.



PORCH

Enclosed porch with double glazed door into entrance hall.

ENTRANCE HALL

Composite door into entrance hall, vinyl floor covering, radiator, storage cupboard under stairs which is shelved, double glazed window to side aspect, doors to lounge, dining, stairs to first floor.

LOUNGE

10' 11" x 11' 5" (3.33m x 3.48m) Carpeted flooring, double glazed bay window to front aspect, fire place, radiator.



DINING ROOM

11' 8" x 10' 2" (3.56m x 3.1m) Laminate flooring, 2 door storage cupboard, extends through to family room.

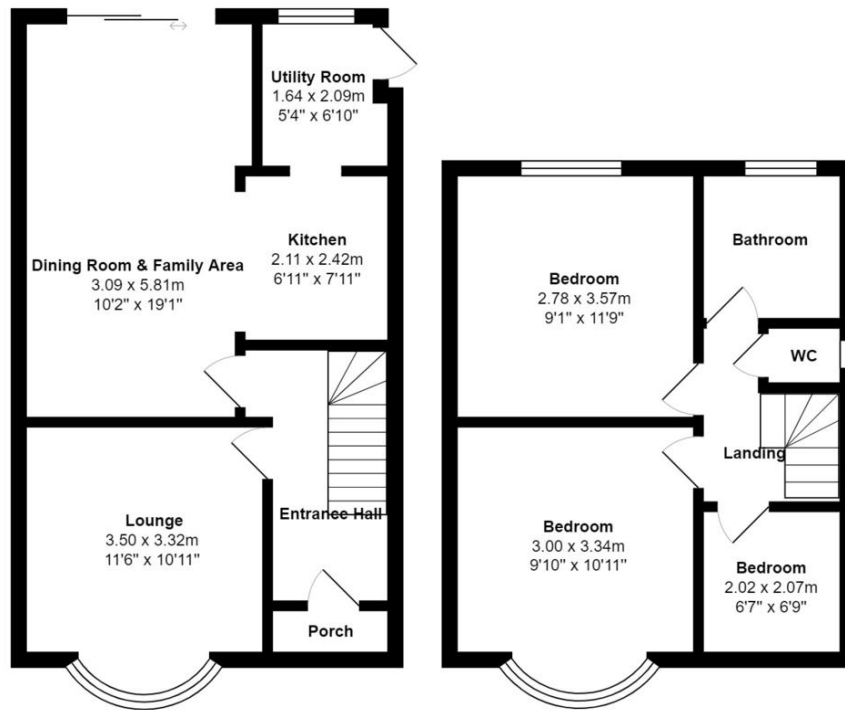
FAMILY ROOM

9' x 6' 11" (2.74m x 2.11m) Laminate flooring, radiator, double glazed patio doors to rear aspect to decking.

KITCHEN

8' 4" x 7' 3" (2.54m x 2.21m) Eye level and base units with work tops, 4 ring gas hob, electric oven, inset sink and drainer with pull down hot & cold tap, plumbing for dish washer, double glazed window to side aspect, laminate flooring, wall mounted gas combination boiler, walk through to extended kitchen/utility.





KITCHEN/UTILITY

6' 10" x 6' 1" (2.08m x 1.85m) Wall & base units matching the kitchen units with work tops, plumbing for washing machine, space for fridge/freezer, double glazed window to rear aspect, double glazed door to side aspect.

STAIRS

Stairs leading to first floor double glazed window to side aspect at the top of stair well, loft hatch, doors to bedroom cloakroom and bathroom.

BEDROOM 1

11' 9" x 9' 1" (3.58m x 2.77m) Carpeted flooring, Double glazed window to rear aspect, built in wardrobes plus computer desk, radiator.

BEDROOM 2

10' 1" x 9' 9" (3.07m x 2.97m) Carpeted flooring, radiator, built in wardrobes with louvered doors, double glazed window to front aspect.

BEDROOM 3

7' 2" x 6' 7" (2.18m x 2.01m) Carpeted flooring, radiator, double glazed window to front aspect.

CLOAKROOM

Low level WC, double glazed window to side aspect, vinyl

floor covering.

BATHROOM

Hand basin and bath, double glazed window to rear aspect, vinyl floor covering.

GARAGE

17' 1" x 8' 2" (5.21m x 2.49m) Detached garage with up and over roller door, power & lighting connected.

OUTSIDE

Dropped kerb leading to shared driveway leading to detached garage, parking to front for 2 cars, rear garden raised deck for entertaining, South facing rear garden, lawn area flower & shrub borders, backing onto local allotments.

COUNCIL

Ipswich Borough Council
Council Tax Band (B) £1,753.15

NEAREST SCHOOLS

Whitehouse CP School, Westbourne Academy.

SERVICES

We understand all mains services are connected.

Consumer Protection Regulations 2008

Your Ipswich Ltd 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,

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Castle Road IPSWICH IP1 5DZ	Energy rating C	Valid until: 28 February 2034
		Certificate number: 3334-3422-4300-0321-5226



**VIEWING STRICTLY BY APPOINTMENT
THROUGH YOUR IPSWICH LTD**

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