



Woodcock Road | Ipswich | IP2 9NE

O.I.EO £200,000 Freehold

ipswich & suffolk estate agents
Part of the Your Ipswich Group

Woodcock Road, Ipswich, IP2 9NE

NO ONWARD CHAIN - An ideal opportunity to purchase this 3 bedroom semi-detached house located to the South West of Ipswich within walking distance to local schools, shops, and bus service. The property is arranged over two floors comprising entry hall, kitchen/breakfast, living room, G/F bathroom, stairs leading to first floor to 3 bedrooms. The property further benefits from gas central heating, combi gas boiler recently serviced, double glazing throughout, off road tandem parking for up to 3 cars, established easy care front and rear gardens, outhouse for storage. Early inspection recommended.



ENTRANCE HALL

UPVC door into entrance hall, laminate flooring, radiator, stairs to first floor, doors to living room, kitchen/breakfast and bathroom.

LIVING ROOM

15' 5" x 10' 11" (4.7m x 3.33m) Carpeted flooring, double glazed window to front aspect, wall mounted log effect electric fire, radiator, walk in storage cupboard under stairs.



KITCHEN/BREAKFAST ROOM

12' 3" x 9' 1" (3.73m x 2.77m) Matching wall & base units with roll edge work tops, stainless steel sink with swan neck mixer tap, plumbing for washing machine & dishwasher, space for fridge/freezer, space for gas cooker, vinyl floor tiles, double glazed window and door to rear aspect, extractor fan, radiator.

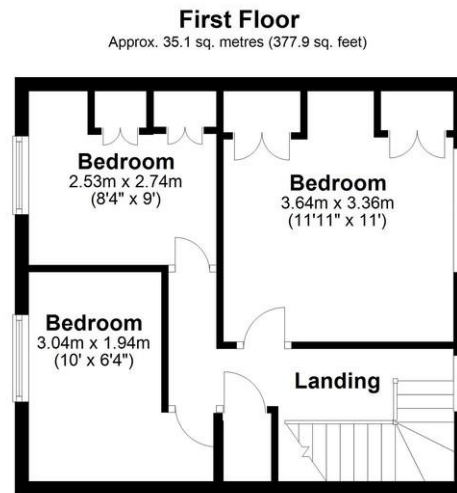
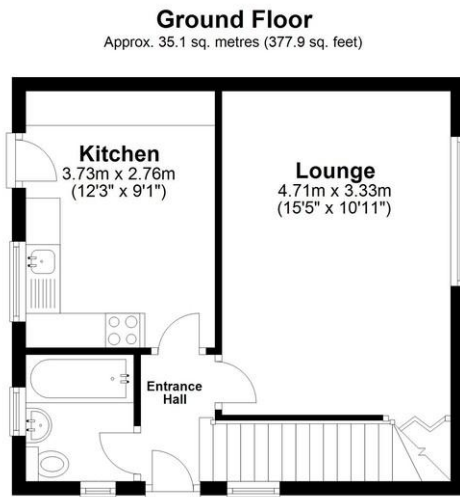
BATHROOM

5' 11" x 5' 2" (1.8m x 1.57m) Comprising low level WC, wash hand basin and bath with mixer tap attachment, floor to ceiling tiled walls, radiator, double glazed window to rear aspect vinyl floor tiles, extractor fan.

STAIRS

Carpeted stairs and landing, loft hatch, airing cupboard housing wall mounted combi Baxi boiler, doors to bedrooms.





Total area: approx. 70.2 sq. metres (755.8 sq. feet)

BEDROOM 1

11' 11" x 11' (3.63m x 3.35m) Carpeted flooring, double glazed window to front aspect, built in wardrobes and vanity, radiator.

BEDROOM 2

9' x 8' 4" (2.74m x 2.54m) Carpeted flooring, double glazed window to rear aspect, built in wardrobes, radiator.

BEDROOM 3

10' x 6' 4" (3.05m x 1.93m) Carpeted flooring, double glazed window to rear aspect, radiator.

OUTSIDE

Block paved driveway providing tandem off road parking for 3 cars, raised front garden which is easy care with paving and gravel with flower borders, gate into rear garden paved patio area for entertaining, easy care garden with floral features in gravel area's, flower & shrub borders, pergola area, brick built out house, window to front, garden all enclosed by fencing.

COUNCIL

Ipswich Borough Council
Council tax band (B) £1,753.15

NEAREST SCHOOLS

The Willows primary school, Chantry 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, please contact us and we will make every effort to be of assistance.

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Woodcock Road IPSWICH IP2 9NE	Energy rating C	Valid until: 17 March 2034
		Certificate number: 0978-1209-9704-7501-1904



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

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