



4 Garrick Way | Ipswich | Suffolk | IP1 6NG

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PROPERTIES

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# 4 Garrick Way, Ipswich, Suffolk, IPI 6NG

*“A well-presented three bedroom mid terraced house, conveniently located to the town centre & destinations further afield.”*

## Description

A superb opportunity to acquire this three bedroom mid terraced property ideally situated for both the town centre and destinations further afield.

Notable benefits include proportionate front and rear gardens as well as being in close proximity to a local convenience store.

## About the Area

The thriving town of Ipswich is set on the estuary of the River Orwell and has undergone an extensive gentrification programme in recent years, mainly around the waterfront and has become a popular “commutable” town to London. Ipswich is the county town of Suffolk and offers a wide variety of shopping, commercial and leisure facilities including a full range of sports clubs and societies, restaurants and high street stores. There is an excellent choice of schooling within both the state and private sectors.

Excellent sailing and golfing facilities are both available nearby or on the popular Suffolk Heritage Coast. Ipswich provides good access to various road networks via the A12 to the South with links to London and the M25 and via the A14 to The Midlands and M11. The railway station provides mainline railway links to London’s Liverpool Street with an approximate journey time of sixty-five minutes.

## The accommodation in more detail comprises:

Front door to:

### Entrance Porch

Door to:

### Entrance Hall

Stairs rising to the first floor, door to under stairs cupboard and doors to:

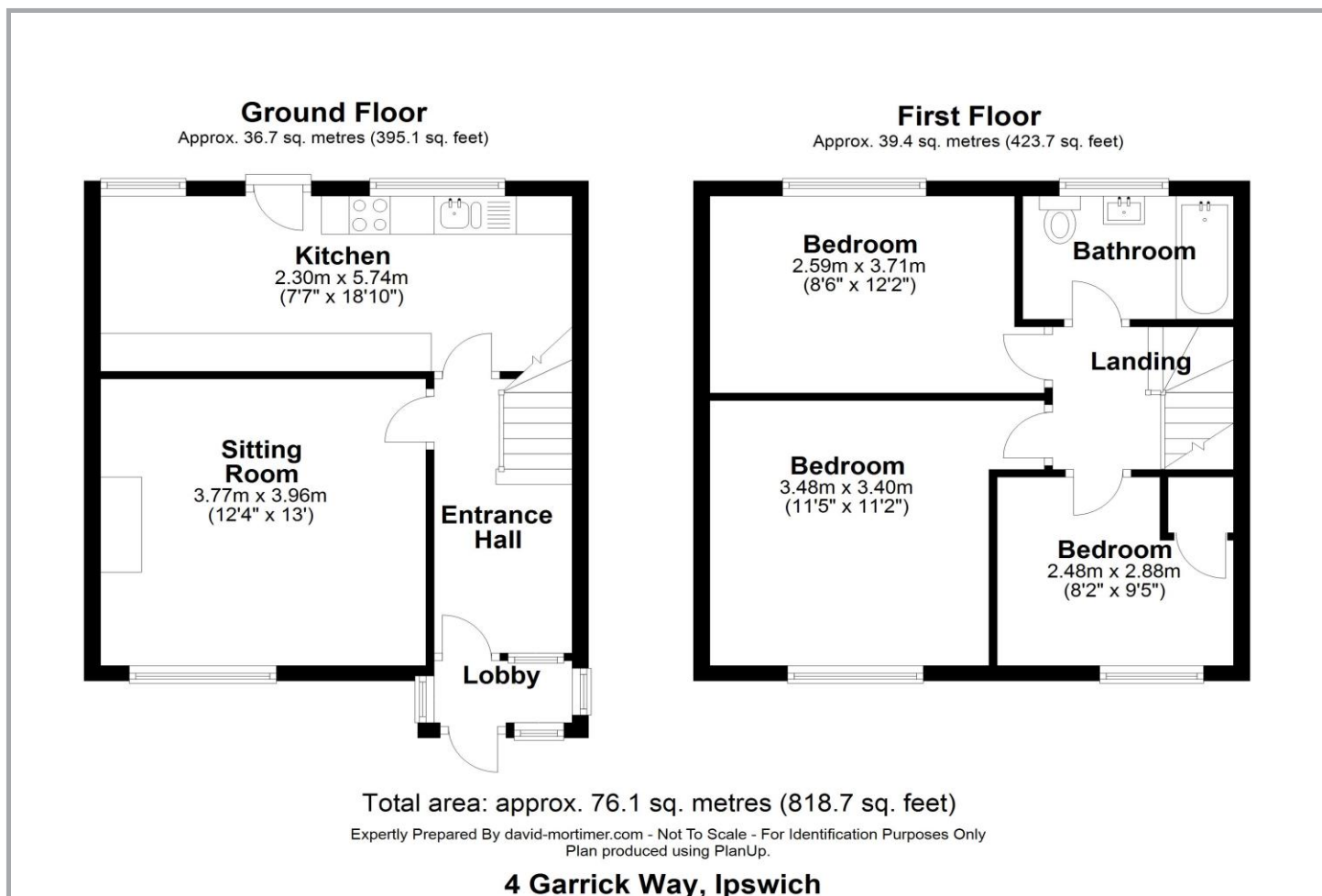
### Sitting Room Approx 12'4 x 13' (3.77m x 3.96m)

Window to front aspect, feature inset with coal effect gas fire and decorative mantle over.

### Kitchen Approx 18'10 x 7'7 (5.74m x 2.30m)

Fitted with a range of matching wall and base units and worksurfaces with inset one and a half bowl sink unit, drainer and chrome mixer tap over. Integrated appliances include hob and oven, space for washing machine, tumble dryer and fridge/freezer, extractor, two windows to rear





aspect, personnel door opening onto rear terrace and housing for gas-fired boiler.

### First Floor Landing

Doors to:

**Bedroom One Approx 11'5 x 11'2 (3.48m x 3.40m)**

Double room with window to front aspect.

**Bedroom Two Approx 12'2 x 8'6 (3.71m x 2.59m)**

Double room with window to rear aspect and access to loft.

**Bedroom Three Approx 9'5 x 8'2 (2.88m x 2.48m)**

Window to front aspect and door to storage cupboard.

### Bathroom

White suite comprising panelled bath with shower attachment, w.c, vanity sink unit, part-tiled walls and frosted window to rear aspect.

### Outside

To the front is an enclosed garden which is mainly laid to lawn with shrub borders.

The rear garden is mainly laid to lawn with a terrace abutting the rear of the property. The boundaries are mainly defined by panel fencing and there is also a brick-

built storage shed.

### Local Authority

Ipswich Borough Council

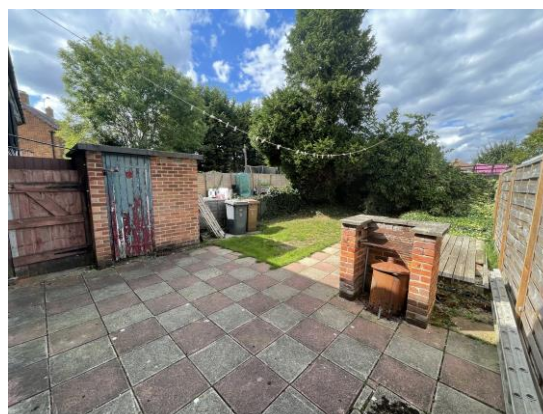
### Council Tax Band – A

### Services

Mains water, drainage and electricity. Gas-fired heating.

### Agents

We understand the property enjoys a 'right of way' over the passage to the left-hand side of the property, for access into and from the rear garden.



**Disclaimer**

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**Energy performance certificate (EPC)**

4 Garrick Way IPSWICH IP1 6NG	Energy rating <b>D</b>	Valid until: 9 September 2033 Certificate number: 0017-1209-1207-5106-1804
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Property type	Mid-terrace house
Total floor area	75 square metres

**Rules on letting this property**

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

**Energy rating and score**

This property's current energy rating is D. It has the potential to be B.

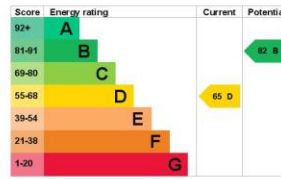
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60



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