



Copperfield Road | Ipswich | IP2 0JT

Price O.I.E.O £200,000 Freehold

**ipswich &**  
**suffolk** estate  
agents  
Part of the Your Ipswich Group

# Copperfield Road, Ipswich, IP2 0JT

**NO ONWARD CHAIN** - An ideal opportunity for first time buyer or investment to purchase this 3 bedroom mid-terraced property located to the South West of Ipswich close to local shops and bus service. The property is arranged over two floors comprising entry hall, lounge, kitchen/dining, G/F bathroom and separate cloak room, stairs to first floor leading to 3 good sized bedrooms. Further benefits include double glazing throughout, gas central heating, off road parking, CCTV security cameras front & rear, enclosed rear garden. Early inspection recommended.

## **ENTRANCE HALL**

UPVC door into entrance hall, tiled flooring, doors bathroom, cloakroom and lounge, stairs to first floor.

## **LOUNGE**

13' 5" x 11' 11" (4.09m x 3.63m) Vinyl floor covering, radiator, double glazed window on rear aspect, door into kitchen/dining.

## **KITCHEN/ DINER**

11' 4" x 10' 11" (3.45m x 3.33m) Comprising matching eye level and base units with roll edge work surfaces, electric oven and hob with stainless steel extractor hood over, stainless steel single drainer sink with swan neck mixer tap, plumbing for washing machine, space for fridge/freezer, radiator, tiled floor, storage cupboard under stairs, double glazed window and door to rear aspect.

## **BATHROOM**

8' 3" x 5' 4" (2.51m x 1.63m) Comprising hand basin with cupboards under, corner bath with shower over (off the mains) tiled flooring, floor to ceiling tiled walls, chrome heated towel rail, 2 double glazed windows to front aspect.

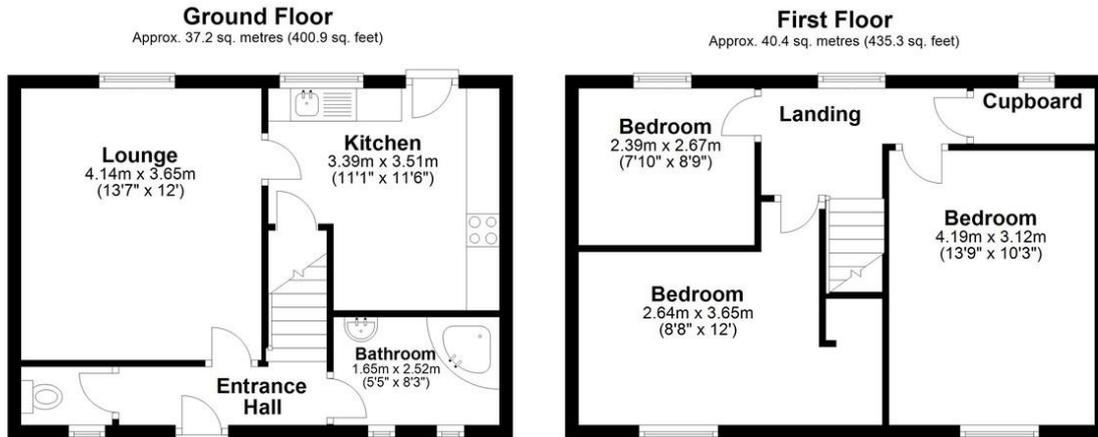
## **CLOAK ROOM**

Low level WC, tiled flooring.

## **STAIRS**

Carpeted stairs & landing, radiator, double glazed window to rear aspect, loft hatch with boarded floor for storage, skylight, doors off to bedrooms and walk in cupboard.





Total area: approx. 77.7 sq. metres (836.2 sq. feet)

### BEDROOM 1

15' 1" x 8' 8" (4.6m x 2.64m) Carpeted flooring, double glazed window to front aspect, radiator, built in wardrobe.

### BEDROOM 2

13' 8" x 10' 2" (4.17m x 3.1m) Carpeted flooring, double glazed window to front aspect, radiator.

### BEDROOM 3

8' 10" x 7' 10" (2.69m x 2.39m) Carpeted flooring, double glazed window to rear aspect, radiator.

### WALK IN STORAGE CUPBOARD

Wall mounted Worcestershire gas combi boiler, double glazed window to rear aspect.

### OUTSIDE

Hard standing to front for off road parking for 2 cars, lawn area, gated passageway through to timber gate into rear garden with lawn and patio area all enclosed by fencing.

### COUNCIL

Ipswich Borough Council  
Council Tax Band (A) £1,437.46

### NEAREST SCHOOLS

Ranelagh Road Primary school & Chantry Academy.

### SERVICES

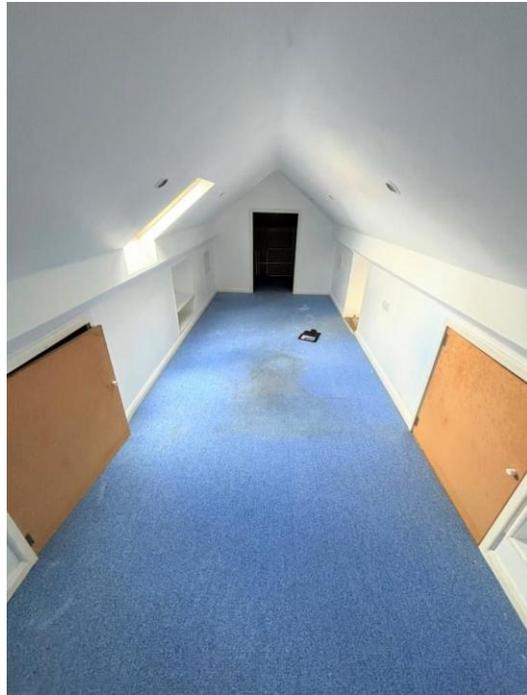
We understand all mains services are connected.

### 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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Copperfield Road IPSWICH IP2 0JT	Energy rating <b>D</b>	Valid until: 24 February 2034 Certificate number: 4714-5114-4002-0022-9202
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**VIEWING STRICTLY BY APPOINTMENT  
THROUGH YOUR IPSWICH LTD**

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