



Woodbridge Road, Ipswich IP4 4PS

welcome to

Woodbridge Road, Ipswich

****MID TERRACE HOUSE **EAST IPSWICH LOCATION **TWO RECEPTION ROOMS **THREE BEDROOMS **LOCAL TO ALL AMENITIES **EXCELLENT SCHOOL CATCHMENTS **BUS ROUTES IN AND OUT OF TOWN **NICE SIZE SOUTH FACING REAR GARDEN **IDEAL FOR FIRST TIME BUYERS OR INVESTORS**



A well-presented three-bedroom mid-terrace home located in the highly sought-after IP4 area, within walking distance of Ipswich Hospital, local amenities, restaurants, bars, and convenient bus routes in and out of town. This property is perfectly suited to first-time buyers, families, or investors, offering generous living space with excellent potential to adapt and personalise.

The ground floor benefits from a spacious, square-fronted layout comprising a comfortable living room, dining room, fitted kitchen, and family bathroom. Upstairs, the property offers three well-proportioned bedrooms, ideal for growing families or those requiring home office space.

Positioned on a main route through town, the home enjoys excellent transport connections, including easy access to the A12 and A14, providing straightforward travel towards Colchester and Felixstowe. The property is also conveniently located near local rail links connecting to Ipswich railway station, with direct services into London Liverpool Street station.

Families will also appreciate the property's proximity to highly regarded junior and senior schools, all within a short walking distance.

This is a fantastic opportunity to acquire a well-located home in one of Ipswich's most convenient and established residential areas.

**Entrance Door Into-
Hallway**

Living Room

Dining Room

Kitchen

Bathroom

First Floor Landing

Bedroom One

Bedroom Two

Bedroom Three

Outside

Front Garden

Rear Garden



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Woodbridge Road, Ipswich

- EAST IPSWICH
- MID TERRACE HOUSE
- TWO RECEPTION ROOMS
- HALLWAY
- THREE BEDROOMS

Tenure: Freehold EPC Rating: D
Council Tax Band: B

offers in excess of

£195,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
IPW104200 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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