



Woodbridge Road, Ipswich IP4 4QA

welcome to

Woodbridge Road, Ipswich

*EAST IPSWICH *IDEAL FIRST TIME BUY/INVESTORS *MID TERRACE HOUSE *PORCH *TWO BEDROOMS *FIRST FLOOR BATHROOM *OFF ROAD PARKING *EXCELLENT TRANSPORT LINKS *LOCAL TO ALL AMENITIES



Entrance Door Into-Porch

- *Double glazed window to the front
- *Entrance into-

Living Room

- *Double glazed window to the front
- *Wood effect flooring
- *Stairs to first floor
- *Understairs storage

Kitchen

- *Sink unit with mixer tap over
- *Adjoining work surface with under cupboards and drawers
- *Wall mounted units
- *Space for cooker/washing machine/fridge freezer and dish washer
- *Wall mounted boiler
- *Double glazed window and door to rear

Landing

- *Access to loft

Bedroom One

- *Double glazed window to the front
- *Built in storage

Bedroom Two

- *Two double glazed windows to the rear

Bathroom

- *Enclosed bath with shower over
- *Wash hand basin
- *Low level W/C
- *Tiles walls

Outside

Front Garden

- *Enclosed
- *Pathway to entrance door
- *Laid to shingle

Rear Garden

- *Enclosed by panel fencing

- *Paved
- *Gate access to rear parking



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Woodbridge Road, Ipswich

- EAST IPSWICH
- MID TERRACE HOUSE
- PORCH
- TWO BEDROOMS
- FIRST FLOOR BATHROOM

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

£195,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
IPW104214 - 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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