



Woodbridge Road, Ipswich, IP4 4NS

welcome to

Woodbridge Road, Ipswich

****TERRACE HOUSE **TWO RECEPTION AREAS **FIRST FLOOR BATHROOM **EN-SUITE **THREE BEDROOMS**

****EAST IPSWICH **STUNNING DECOR **REAR GARDEN WITH SUMMER HOUSE **EXCELLENT SCHOOL CATCHMENTS **CLOSE TO IPSWICH HOSPITAL **VIEWINGS HIGHLY RECOMMENDED**

Entrance Door Into - Hallway

****Stairs to first floor**

Sitting Room

13' 4" Into Bay x 12' 11" Max (4.06m Into Bay x 3.94m Max)

****Double glazed bay window to the front**

****Featured cast iron period fire place with granite half. Mantle piece surround**

****Ceiling rose**

****Archway through to-**

Dining Area

****Double glazed window to the rear**

****Ceiling rose**

Kitchen

16' 6" x 9' 9" (5.03m x 2.97m)

****Separate island with wine fridge and sink unit with mixer tap over. Integral dish washer**

****Hanging lights over**

****Granite work surfaces with under cupboards and drawers and matching base units**

****Space for range cooker with extractor fan and light over**

****Space for fridge freezer**

****Additional storage**

****Two double glazed windows to the side**

****Tiled splash backs**

****Spot lights**

****Door into-**

Lobby

****Door to the rear**

Landing

****Loft access**

Bedroom One

12' 4" Into Bay x 13' 4" Max (3.76m Into Bay x 4.06m Max)

****Double glazed bay window to the front**

****Spot lights**

****Ceiling rose**

****TV**

En-Suite

****Double shower cubical**

****Vanity wash hand basin**

****Low level W/C**

****Obscured double glazed window to the front**

****Tiled splashbacks**

****Spot lights**

Bedroom Two

11' 5" x 9' 4" (3.48m x 2.84m)

****Double glazed window to the rear**

Bedroom Three

10' 5" x 10' 2" (3.17m x 3.10m)

****Double glazed window to the rear**

Bathroom

***Free standing bath**

****Low level W/C**

****Pedestal wash hand basin**

****Tiled splash backs**

****Obscured double glazed window to the side**

Outside

Front Garden

****Enclosed by small brick wall**

****Tiled pathway to front door**

****Double gate access to the side into-**

Rear Garden

****Enclosed by panel fencing**

****Paved seating area**

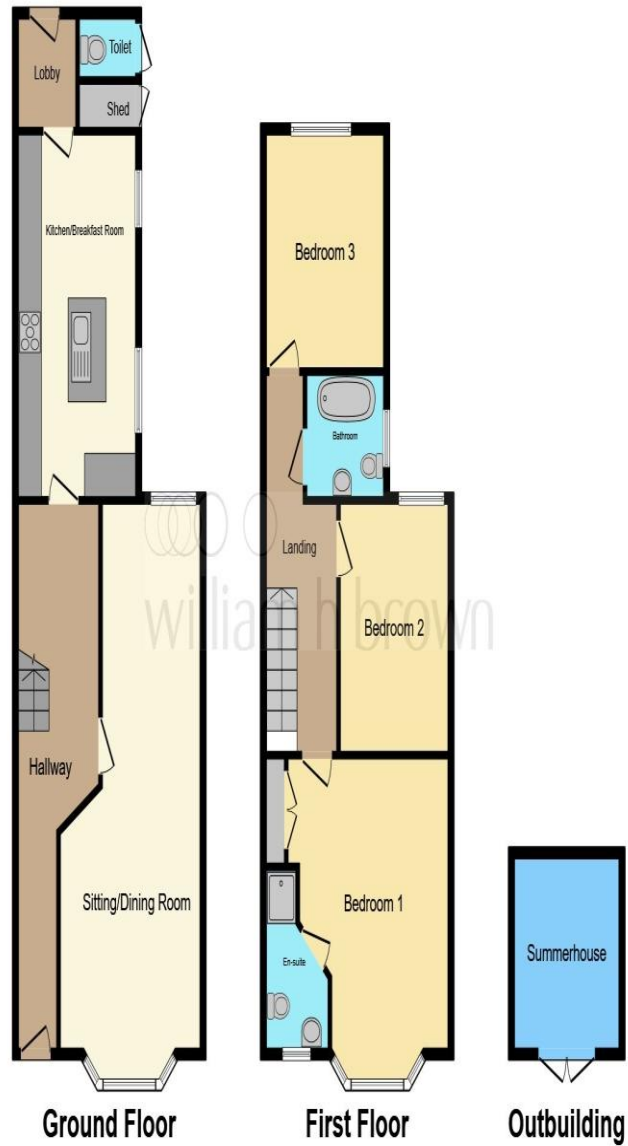
****Mainly laid to lawn**

****White shingle boarders**

****Raised decking**

****Summer house with power and light**

****Outside W/C and storage**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Woodbridge Road,
Ipswich

- EAST IPSWICH
- END-TERRACE HOUSE
- TWO RECEPTION ROOMS
- THREE BEDROOMS
- EN-SUITE

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

fixed price
£260,000



view this property online williamhbrown.co.uk/Property/IPW103945



Property Ref:
IPW103945 - 0013

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