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Finchley Road, Ipswich, Suffolk, IP4

2HT

Asking Price £160,000

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- Northgate School Catchment Area
- No Onward Chain
- Requires Updating & Modernising
- Spacious End of Terrace House
- Three Bedrooms
- 22ft Open Plan Lounge/Dining Room
- Ground Floor Shower Room
- Larger Than Average Rear Garden

This very spacious three-bedroom end of terrace house is situated just a few minutes' walk from Ipswich town centre and Christchurch Park and falls within the Northgate School catchment area. The property requires updating and modernising, is being sold with no onward chain, and comes with a larger than average rear garden. The accommodation comprises entrance hall, 22ft open plan lounge / dining room, kitchen, ground floor shower

room, and on the first floor are three bedrooms.



The county town of Ipswich offers a range of local amenities including schools, university, shops, doctors, dental surgeries, hospital, two theatres, parks including the popular Orwell Country Park, recreational facilities, and mainline railway station providing direct links to London Liverpool Street Station with a journey time of approximately 1hr 15mins. The vibrant waterfront has undergone an extensive rebuilding and

gentrification programme and now boasts some fashionable bars and restaurants, together with the University of Suffolk.



Outside – Front: To the front is a courtyard style garden which is enclosed by low retaining wall.

Entrance Hall: Door through to:

Lounge / Dining Room: 22'6" x 13'1" (6.86m x 4m) Dual aspect with window to the front and door opening out to the rear garden, two radiators, two fireplaces, stairs to the first floor, and door through to:

Kitchen: 10'10" x 7'5" (3.3m x 2.26m) Fitted with a range of base level units, roll edge work surfaces, one and a half bowl sink and drainer, tiled

splashbacks, space for a cooker, radiator, window to the side aspect, further high-level window to the side aspect, and doorway through to:

Lobby: Space for a fridge freezer and washing machine.

Shower Room: A three-piece suite comprising shower enclosure, low-level WC and hand wash basin; with a heated towel rail, tiled splashbacks, and opaque window to the rear aspect.

First Floor Landing: Loft access and doors to the bedrooms.

Bedroom One: 13'1" x 10'11" (4m x 3.33m) Two windows to the front aspect, radiator, and built-in double wardrobe with overhead storage.

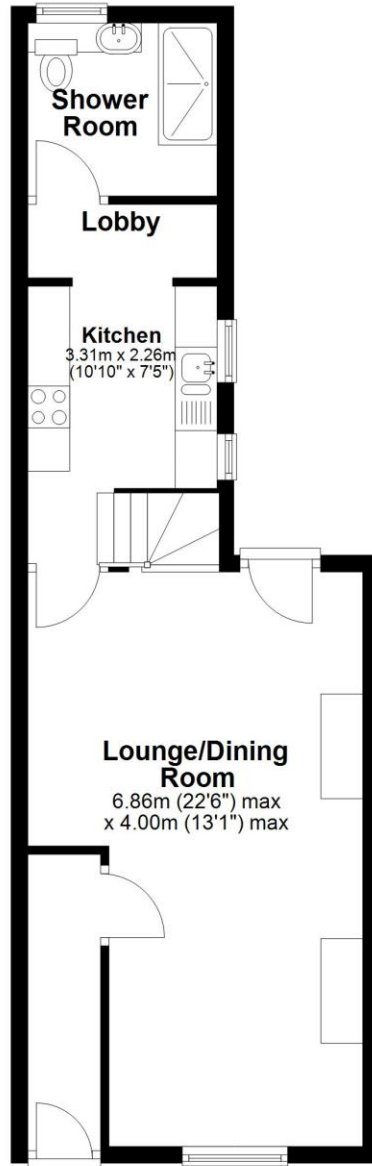
Bedroom Two: 11'2" x 10'2" (3.4m x 3.1m) Window to the rear aspect, radiator, and feature fireplace.

Bedroom Three: 8'1" x 7'5" (2.46m x 2.26m) Window to the rear aspect and radiator.

Outside – Rear: The larger than average garden has steps down from the lounge / dining room onto a large patio with pergola and further steps lead down to the large lawn. There is a shed, hedge borders, shrubs, outside tap, and the garden is enclosed by fencing with side gate with shared access back down to the front.

Ground Floor

Approx. 42.3 sq. metres (454.8 sq. feet)



First Floor

Approx. 35.4 sq. metres (381.3 sq. feet)



Total area: approx. 77.7 sq. metres (836.1 sq. feet)

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Attributes

3 Bedrooms, 1 Bathroom, 1 Reception,

EPC Rating: D

Council Tax Band: A



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