

39 Heath Road, Ipswich, IP4 5RZ

*GUIDE PRICE: £250,000+ (plus fees)



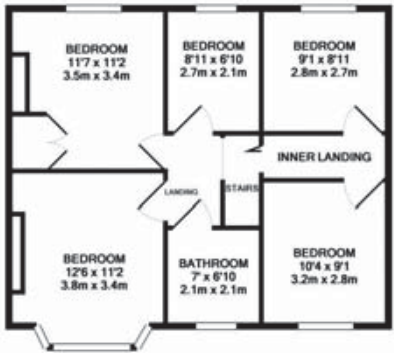
A particularly spacious five bedroom semi in sought after east Ipswich location

An attractive and spacious bay fronted semi detached house situated on the eastern outskirts of Ipswich within the IP4 Northgate School catchment and with easy access to the hospital, BT at Martlesham and the A14 trunk road.

The property has been extended to provide 5 bedroom accommodation offers gas central heating, double glazing to the front but which would benefit from further improvement.

To the front is ample parking space and to the rear is particularly large garden making this the ideal home for the larger family.

This is a rare opportunity to acquire a property of this nature in such a sought after location and we strongly advise attending one of the scheduled Open Viewings.



TOTAL APPROX. FLOOR AREA 1256 SQ.FT. (116.7 SQ.M.)
Measurements are approximate. Not to scale. Restrictive purposes only.
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Tenure: Freehold
Local Authority: Ipswich Borough Council. Tel: 01473 432000.
Solicitors: Butterworths, 3 Walker Terrace, Gateshead, Tyne & Wear, NE8 1EB. Tel: 0191 482 1152. Ref: Rebekah West.
Viewing: Open days scheduled for Tuesday 16th October between 4:30pm - 5:15pm, Friday 19th October between 10:00am - 10:45am and Monday 22nd October between 2:30pm - 3:15pm
Energy Performance Certificate (EPC): Current Rating E

Additional Fees
Buyer's Premium: £2,200 inc VAT (£1,833 + VAT), payable on exchange of contracts.
Administration Charge: £900 inc VAT (£750 + VAT), payable on exchange of contracts.
Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.