



Spring Road, IPSWICH IP4 5LZ

welcome to

Spring Road, IPSWICH

****END TERRACE HOUSE **HALLWAY **TWO RECEPTION ROOMS **UPSTAIRS BATHROOM **SOME ORIGINAL FEATURES **THREE BEDROOMS
OUTSIDE TOILET AND STORAGE **EAST IPSWICH **CLOSE TO ALL AMENITIES



Entrance Door Into-Hallway

**Stairs to first floor

Living Room

12' 9" Into bay x 10' 2" (3.89m Into bay x 3.10m)

**Square bay to the front with two double glazed windows

**Wood flooring

Dining Room

10' 9" x 10' 4" (3.28m x 3.15m)

**Double glazed window to the rear

**Wood flooring

Kitchen

9' 3" x 8' 2" (2.82m x 2.49m)

**One and a quarter sink unit with tap over

**Adjoining work surface with under cupboards and drawers

**Matching base units

**Wall mounted boiler

**Space for range cooker/washing machine and fridge

**Double glazed window and door to side

**Understairs storage

**Walk in pantry with window to the rear

Landing

**Built in storage

Bedroom One

13' 5" Into Square Bay x 12' 9" (4.09m Into Square Bay x 3.89m)

**Double glazed square bay window to the front

**Additional double glazed window to the front

Bedroom Two

8' 2" x 6' 9" (2.49m x 2.06m)

**Double glazed window to the rear

Bedroom Three

11' 2" Max x 8' 3" (3.40m Max x 2.51m)

**Double glazed window to the rear

Bathroom

**Enclosed bath with shower over

**Wash hand basin

**Low level W/C

**Part tiled walls

**Tiled flooring

**Obscured double glazed window to the side

Outside

Front Garden

**Enclosed by small panel fencing

**Tiled pathway to front door

**Gate access into-

Rear Garden

**Enclosed by panel fencing

**Mainly laid to lawn

**Large raised decking area with cover

**Outside working W/C

**Built in storage



view this property online williamhbrown.co.uk/Property/IPW103921



welcome to

Spring Road, IPSWICH

- EAST IPSWICH
- END TERRACE HOUSE
- TWO RECEPTION ROOMS
- UPSTAIRS BATHROOM
- THREE BEDROOMS

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers in excess of

£240,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/IPW103921



Property Ref:
IPW103921 - 0007

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.



william h brown



01473 721965



IpswichEast@williamhbrown.co.uk



33 Woodbridge Road East, IPSWICH, Suffolk,
IP4 5QN



williamhbrown.co.uk