

Spring Road, IPSWICH IP4 5LZ

william h brown

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





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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









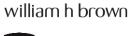
Please note the marker reflects the postcode not the actual property

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Property Ref: IPW103921 - 0007 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers 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) 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 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.

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