



**Temple Road, Ipswich IP3 8PB**

**welcome to**

**Temple Road, Ipswich**

Located in East Ipswich, this semi-detached home has been significantly improved by the current owners. With three bedrooms, family bathroom, open plan kitchen/dining space and a sitting room to the rear of the property with bi-fold doors leading to the garden.



### Hallway

Storage cupboard, stairs rising to first floor.

### Bathroom

Well-presented room, with a three-piece suite comprising of vanity wash hand basin, low level wc, bath with handheld and rainfall shower over. Storage cupboard.

### Kitchen/Dining Room

23' max x 15' 4" max ( 7.01m max x 4.67m max )  
L-Shaped room.

Window to front aspect and door to side aspect leading to the driveway. Range of floor and wall units with co-ordinated work surfaces, integrated double oven, hob and extractor. Sink drainer unit. Dining area with space for table.

### Sitting Room

16' 6" x 13' 9" ( 5.03m x 4.19m )  
Double glazed bi-fold doors to rear overlooking and leading to the garden.

### Landing

Window to side aspect, access to loft.

### Bedroom One

13' 3" x 8' 1" ( 4.04m x 2.46m )  
Window to front aspect, built in wardrobes with hanging space.

### Bedroom Two

12' 6" x 8' 8" plus door recess ( 3.81m x 2.64m plus door recess )  
Window to rear aspect, built in wardrobes.

### Bedroom Three

9' 6" x 7' 4" ( 2.90m x 2.24m )  
Window to rear aspect.

### External Details

To the immediate rear of the property is a concrete area, which has raised planters to the back of the area, this then leads to the lawn area. To the side of

the property is a driveway leading to the garage and there is block paving to the front.

### Agents Note

\*\*A new energy performance rating is being carried out\*\* (Rating to be updated).  
\*\*The seller has advised that this property has been refurbished to a high standard



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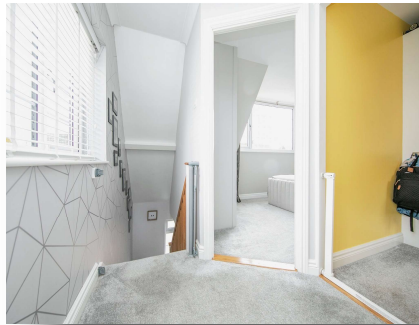
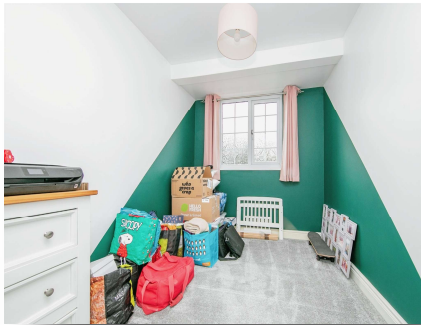
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## **Temple Road, Ipswich**

- East Ipswich
- Open plan kitchen/dining room
- Garage and off-road parking
- Garden to rear
- Sitting room with bi-fold doors to garden

Tenure: Freehold EPC Rating: E

**£335,000**



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Property Ref:  
IPW103710 - 0003

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Please note the marker reflects the  
postcode not the actual property