

**Reading Road, Ipswich IP4 4NP** 

### welcome to

## **Reading Road, Ipswich**

A Three Bedroom family home situated in the ever popular East of Ipswich. Local schools are within reach, as are many amenities. For commuters, the A12/A14 are a drive away and offer access to London and Cambridge. The house benefits from a pleasant garden and off road parking.













#### **Entrance Hall**

With doors to living room and dining room, and stairs to the first floor.

### **Living Room**

11' 8" x 11' 1" ( 3.56m x 3.38m )

Window to front aspect, feature fire with surround and mantel.

# Kitchen/Dining Area Dining Area

17' 5" x 11' 6" ( 5.31m x 3.51m )

The interlinked kitchen and dining room give an excellent combined space, with window to rear of the dining room and open to the kitchen

### Kitchen Area

8' 9" x 7' 1" ( 2.67m x 2.16m )

Linked with the dining room, this is an excellent area which has a range of floor and wall units with a coordinated work surface. There is a window to the side and a door to side leading to the garden, with a further door leading to the bathroom.

#### **Bathroom**

Fitted with a suite comprising of a low level wc, pedestal wash hand basin and panelled bath. Window to side aspect.

# First Floor Landing Bedroom One

11' 8" x 11' 3" ( 3.56m x 3.43m ) Window to front aspect

### **Bedroom Two**

11' 8" x 10' (3.56m x 3.05m) Window to rear aspect.

### **Bedroom Three**

8' 6" x 7' 5" ( 2.59m x 2.26m ) Window to rear aspect

### **External Details**

To the rear of the property is a delightful mature garden with established plants and trees. To the

front of the house has been laid to off road parking.





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### Reading Road, Ipswich

- **EAST IPSWICH**
- THREE BEDROOMS
- OFF ROAD PARKING
- TWO RECEPTION ROOMS
- PLEASANT GARDEN

Tenure: Freehold EPC Rating: D

Council Tax Band: B

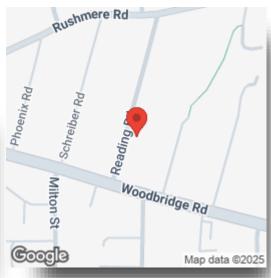
guide price

£260,000









Please note the marker reflects the postcode not the actual property

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