



Sproughton Road, Ipswich,
£240,000

- **ESTABLISHED HOUSE**
- **SEMI DETACHED**
- **TWO/THREE BEDROOMS**
- **ONE/TWO RECEPTION ROOMS**
- **17FT FITTED KITCHEN/BREAKFAST ROOM**
- **CONSERVATORY**
- **DOUBLE GLAZING**
- **GAS TO RADIATOR HEATING**
- **GENEROUS GARDEN**
- **TWO OFF ROAD PARKING SPACES**



An immaculate established two/three bedroom one/two reception semi detached house located in a non estate location close to supermarkets, schooling amenities and a junction serving A12/A14.

PROPERTY:

Welcome to this established semi-detached house on Sroughton Road in Ipswich. This delightful property boasts one/two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With two cosy bedrooms, there's plenty of space for a small family or guests to stay over.

The house features a re modelled bathroom, ensuring your comfort and convenience. Built in 1920, this home exudes character, offering a unique living experience that blends the old with the new seamlessly.

Spanning 1,098 square feet, this property provides ample room for all your needs. Whether you're looking to host gatherings or simply enjoy your own space, this house offers the flexibility.

One of the standout features of this home is the parking space for two vehicles, a rare find in this area, ensuring that you and your guests always have a convenient place to park.

Don't miss out on the opportunity to make this lovely house your new home.

Council Tax: Band A
Ipswich





LOCATION:

IP1 is situated to the west side of Ipswich close to local schools, shops, supermarkets and restaurants. The town centre is within easy reach with a wide variety of shops, supermarkets, the Buttermarket and Sailmakers shopping centres as well as Ipswich mainline station for access to London Liverpool Street. The A14 trunk road is also close by for Bury St Edmunds, Colchester and Felixstowe

ENTRANCE PORCH:

Double glazed entrance door to:- with further double double glazed door to entrance hall.

ENTRANCE HALL:

8'0 x 2'8 (2.44m x 0.81m)
Doors to dining room/second reception and living room.

DINING ROOM/SECOND RECEPTION

11'0 x 10'9 (3.35m x 3.28m)
Double glazed window to front elevation, radiator and timber floor.

LIVING ROOM:

14'2 x 10'5 (4.32m x 3.18m)
Double glazed window to rear elevation, radiator, door to stair lobby and fire surround with inset grate.

KITCHEN/BREAKFAST ROOM:

17'1 x 9'6 (5.21m x 2.90m)
Double glazed window to side elevation, radiator, single drained sink unit inset to work surface with cupboards under, a range of floor standing cupboards drawers and units with adjacent work tops, wall mounted matching cupboards, filter hood over four ring hob with electric oven under, space for washing machine, space for fridge freezer, tiled flooring and patio doors to:-

CONSERVATORY:

9'4 x 8'9 (2.84m x 2.67m)
Double glazed windows to two elevations, double glazed french doors to rear garden, tiled flooring, power and lighting connected.

INNER STAIR LOBBY:

Double glazed window to side elevation and stair case to first floor.

LANDING:

Access to loft space with loft ladder (lighting and part boarded), doors to bedrooms and bathroom.



BEDROOM ONE:

1'5 x 10'8 (0.43m x 3.25m)

Two double glazed windows to front elevation, radiator and fitted wall to wall wardrobe cupboards with sliding doors.

BEDROOM TWO:

11'1 x 10'6 (3.38m x 3.20m)

Double glazed window to rear elevation radiator, fire surround and built in storage cupboard.

BATHROOM:

Double glazed frosted window to rear elevation, low level WC with concealed cistern, wash hand basin inset to vanity unit, panel bath, walk in double shower cubicle with shower unit and heated towel radiator.

FRONT GARDEN:

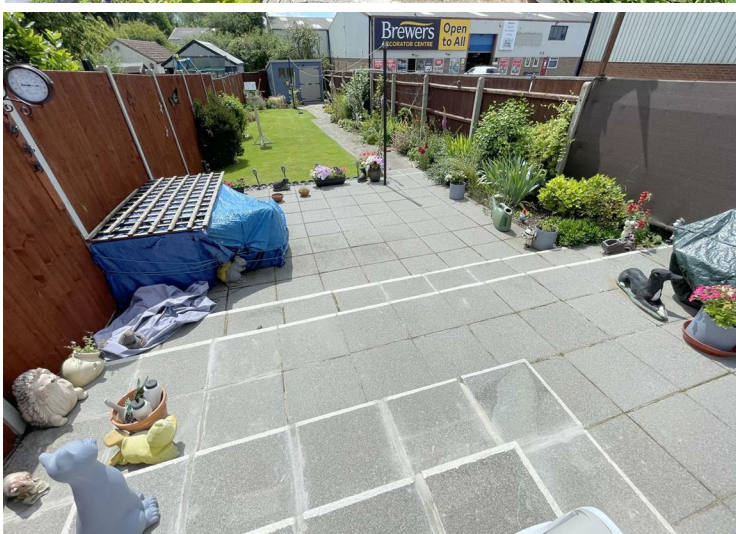
Laid to slate chippings behind a brick boundary wall and side pedestrian access.

REAR GARDEN:

Paved patio area, stepping down to further patio, laid mainly to lawn with flower borders and crazy paved pathway to rear with timber shed and rear pedestrian access to parking, Two parking spaces exist to the rear and can be accessed via Boss hall Road (charge applies see agents notes).

AGENTS NOTE:

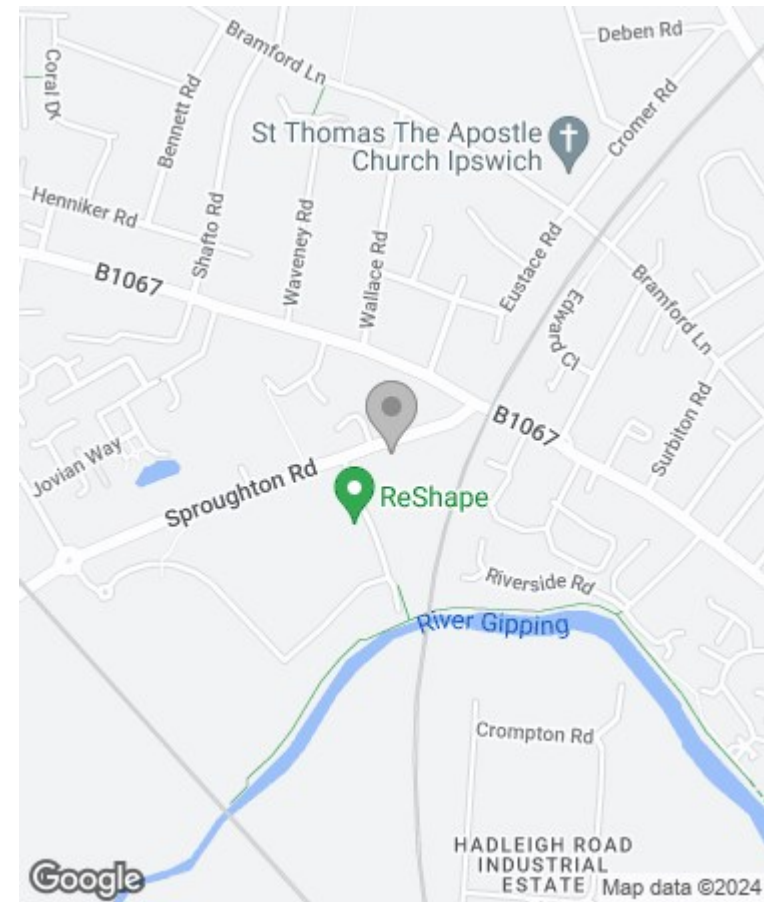
Access to parking at the rear can be gained via Boss Hall Road. An annual charge of approximately £18.00 is attached.







TOTAL FLOOR AREA: 1092 sq.ft. (101.5 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

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