



Levington Road, Ipswich,  
£255,000



- **POPULAR EAST IPSWICH AREA (IP3)**
- **SEMI DETACHED**
- **ESTABLISHED CHARACTER HOUSE**
  - **EXTENDED**
- **TWO DOUBLE BEDROOMS**
- **GENEROUS KITCHEN**
- **TWO RECEPTIONS**
- **BAY FRONTED**
- **GAS TO RADIATOR HEATING**
- **COPLESTON HIGH SCHOOL CATCHMENT (STA)**



An immaculate example of a period style two double bedroom semi detached house located in this popular IP3 area, close to schooling and amenities.

#### PROPERTY:

Welcome to this charming semi-detached period style house located on Levington Road in Ipswich. This delightful property boasts 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 property features a modern fitted kitchen, ensuring your comfort and convenience. Parking is made easy with space for one vehicle, making trips out or returning home a breeze.

positioned in a convenient neighbourhood, this house offers a retreat from the hustle and bustle of the centre while still being conveniently located near amenities.

Council Tax: Band B  
Ipswich





#### LOCATION:

The residence positioned a short distance from Holywells park and Ipswich waterfront, perfect for walks and an enclosed children's play area, and within the school catchment area for the reputable Copleston high school and Rose Hill primary school. Less than a mile from local amenities and a short walk from Ipswich's Neptune marina, offering bistro cafes and bars and within close proximity of the town centre.

#### ENTRANCE PORCH:

3'5 x 2'11 (1.04m x 0.89m)

Double glazed entrance door to: further door to:-

#### ENTRANCE HALLWAY:

Radiator, stairflight to first floor landing radiator and storage cupboard under stairs.

#### CLOAKROOM:

5'6 x 2'3 (1.68m x 0.69m)

Low level WC, wash hand basin with tiled splashbacks, and laminate flooring.

#### LIVING ROOM:

12'0 x 11'2 into bay (3.66m x 3.40m into bay)

Double glazed bay window to front elevation, radiator and fire surround with inset gas coal effect fire. Open to:-

#### DINING ROOM:

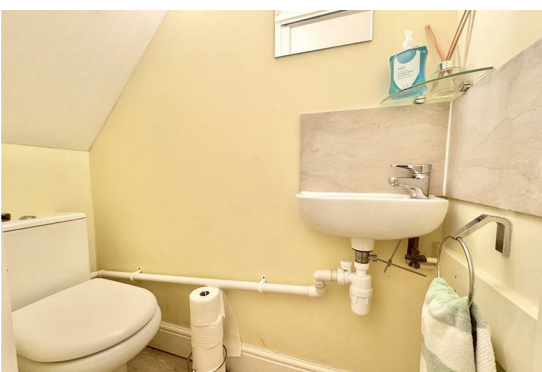
11'11 x 9'9 (3.63m x 2.97m)

Double glazed window to rear elevation, radiator and wrought iron style fire surround.

#### KITCHEN:

19'5 x 9'1 (5.92m x 2.77m)

Velux style window allowing light, recessed lighting, double glazed French doors to side (garden), radiator, one and a quarter bowl inset sink unit with mixer tap and cupboards under, a range of floor standing cupboards with adjacent work tops, wall mounted high level storage cupboards, space for fridge, modern filter hood over range cooker area, space for washing machine, space for dishwasher, space for tumble drier, double built in boiler cupboard with Vaillant gas boiler, water softener and wood effect heated tiled flooring.





**LANDING:**

Access to loft space with loft ladder, radiator and fitted storage cupboard.

**BEDROOM ONE:**

14'10 x 12'3 (4.52m x 3.73m)

Two double glazed windows to front elevation, radiator and exposed timber floor boards.

**BEDROOM TWO:**

10'0 x 7'0 (3.05m x 2.13m)

Double glazed window to rear elevation, radiator and a range of fitted wardrobe cupboards.

**BATHROOM:**

9'10 x 8'11 (3.00m x 2.72m)

Recessed lighting, double glazed frosted window to rear elevation, heated towel radiator, pedestal wash hand basin with mixer tap, low level WC, panel bath with mixer tap shower spray, double walk in shower unit with screen and heated flooring.

**FRONT GARDEN:**

Lawned area behind a stockade style wooden boundary fence, tiled style path, side pedestrian access and off road parking for a vehicle.

**REAR GARDEN:**

Paved area, outside water tap, laid mainly to lawn with timber shed, decked area and outhouse.



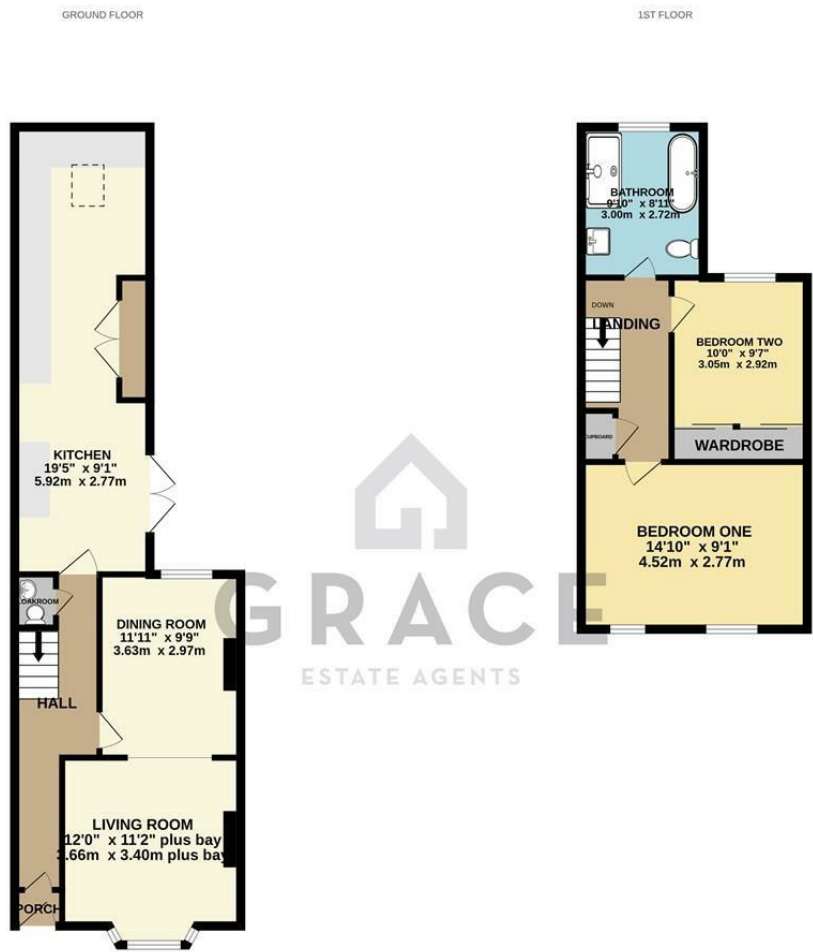












Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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Viewing

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