



 GRACE

Norfolk Road, Ipswich,
£190,000

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- EAST IPSWICH (IP4)
- PERIOD PROPERTY
- MID TERRACE HOUSE
- TWO DOUBLE BEDROOMS
- TWO RECEPTIONS
- FITTED KITCHEN
- DOUBLE GLAZING
- ELECTRIC HEATING
- CLOSE TO TOWN CENTRE AND FACILITIES
- REAR GARDEN

A great opportunity to acquire this lovely two double bedroom two reception mid terrace period property located to the east of Ipswich close to the town centre and facilities.

PROPERTY:

A great opportunity to acquire this two bedroom mid terrace period house located in this popular east Ipswich area. The property is generously proportioned with two double bedrooms with a third room off of bedroom one, forming a dressing room/office. The ground floor has two reception rooms of good size whilst the kitchen has been modernised along with the four piece bathroom. The garden is of good size or the area and extends to approximately 31ft. The accommodation comprises: entrance hall, living room, second reception/dining room, kitchen and bathroom. The first floor leads off the landing with two double bedrooms and a further dressing room/office. Outside there is a front garden and the rear garden is enclosed with rear access.

Council tax : Band A
Ipswich





LOCATION:

The property is situated conveniently to the east of Ipswich town centre in this popular housing development. The property is in close proximity to an array of 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 HALL:

Double glazed entrance door to :- stairflight to first floor landing and door to:-

LIVING ROOM:

11'1 x 10'2 (3.38m x 3.10m)

Double glazed window to front elevation, electric storage heater and fire surround.

SITTING/DINING ROOM:

13'3 x 11'0 (4.04m x 3.35m)

Double glazed window to rear elevation electric storage heater, storage cup under stairs and door to:-

KITCHEN:

9'0 x 8'6 (2.74m x 2.59m)

Double glazed window to side elevation, double glazed door to garden, stainless steel sink unit inset to work tops with cupboards under, a range of floor standing cupboards and drawers with adjacent work tops, wall mounted wall cupboards, space for washing machine, space for fridge, ceramic hob with electric oven under and door to:-

BATHROOM:

7'8 x 6'2 (2.34m x 1.88m)

Double glazed frosted window to side elevation, drop light switch, low level WC, wash hand basin with vanity cupboards under, panel bath, shower cubicle with Mira shower unit and sliding screen doors.



BEDROOM ONE:

13'5 x 11'0 (4.09m x 3.35m)
Two double glazed windows to front elevation, built in wardrobe cupboard, fire surround and electric storage heater.

BEDROOM TWO:

13'3 x 1'1 (4.04m x 0.33m)
Double glazed window to rear elevation, electric storage heater and built in cupboard (with access to loft).

DRESSING ROOM/OFFICE:

9'0 x 8'8 (2.74m x 2.64m)
Double glazed window to rear elevation and built in airing cupboard.

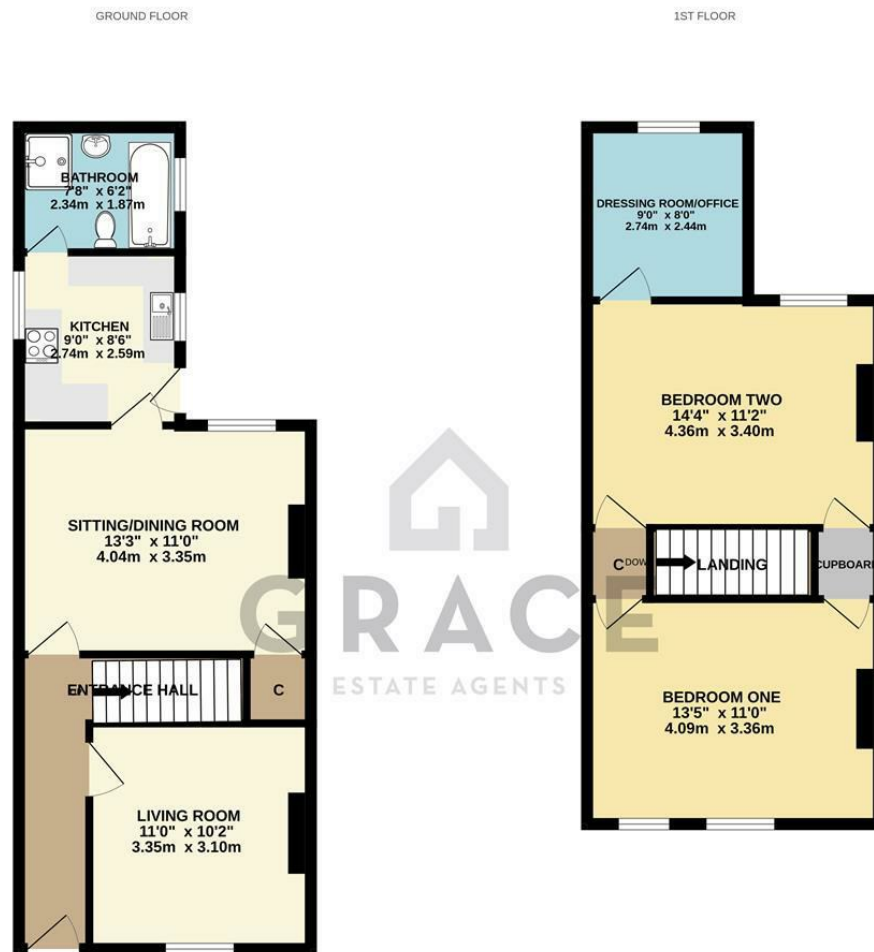
FRONT GARDEN:

Paved pathway to front door.

REAR GARDEN:

Approximately 31ft, paved area, lawned area, and timber shed.





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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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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