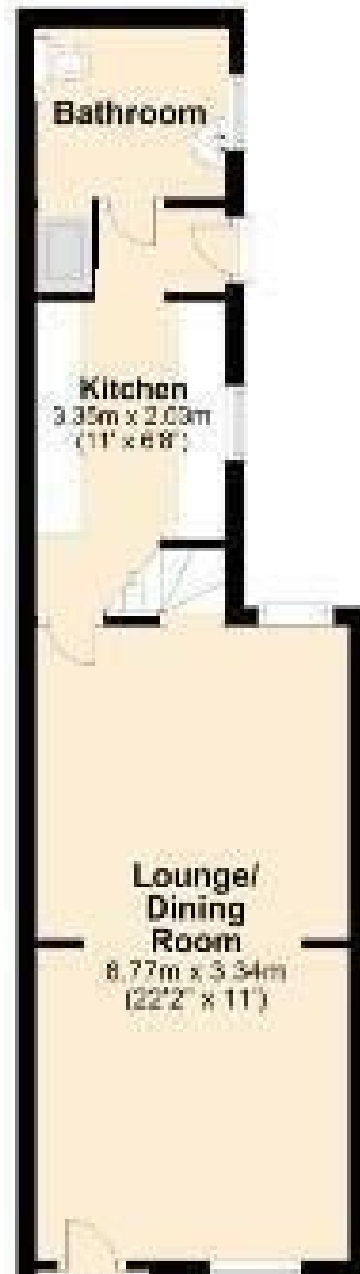




### Ground Floor

Approx. 36.6 sq. metres (394.1 sq. feet)



### First Floor

Approx. 29.5 sq. metres (317.7 sq. feet)



Total area: approx. 66.1 sq. metres (711.8 sq. feet)  
For illustration purposes only - not to scale



**DAVIES & DAVIES ESTATE AGENTS**

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**CROMER ROAD**

**3 BEDROOM | 1 BATHROOM | HOUSE - TERRACED**





MATERIAL  
INFORMATION:

FREEHOLD

EPC RATING D

COUNCIL TAX BAND B

KEY FEATURES

- 3 BEDROOM FAMILY HOME
- PRIVATE ENCLOSED REAR GARDEN
- OPEN PLAN LIVING AND DINING ROOMS
- FREHOLD PROPERTY
- EPC RATING D
- CLOSE PROXIMITY TO WHITEHOUSE AND A14/A12

YOURS FOR  
£170,000

Nestled on Cromer Road in the charming town of Ipswich, this delightful three-bedroom mid-terrace house offers a perfect blend of comfort and convenience. The property features an inviting open-plan living and dining area, ideal for both relaxation and entertaining. The galley-style kitchen is well-equipped, providing a functional space for culinary pursuits.

The house boasts two generously sized double bedrooms, perfect for restful nights, alongside a single bedroom that can serve as a guest room or a home office. The large bathroom is designed for practicality, ensuring that family life runs smoothly.

One of the standout features of this property is the beautiful enclosed rear garden, which, while backing onto the railway line, offers a private outdoor space for gardening, play, or simply enjoying the fresh air.

This home is well-suited for families or professionals seeking a comfortable living space in a vibrant community. With its appealing layout and convenient location, this property is a wonderful opportunity for those looking to settle in Ipswich.

SEE MORE  
PROPERTIES  
ONLINE



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	65	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

BEDROOMS: 3

BATHROOMS: 1

RECEPTIONS: 1

The Property Ombudsman

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PROTECTED