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Gippeswyk Road  
Ipswich





## Property Description

Located on the edge of the town centre, you will find this established semi-detached townhouse being offered with no onward chain and with some modernisation required. The accommodation comprises of four bedrooms, two receptions rooms, two cellars, first floor shower rooms and front and rear gardens.

The property is conveniently located close to a number of amenities, including Ipswich Station, that provides mainline railway links to London, ideal for the commuter. Nearby Ipswich Marina provides an array of restaurants and bars, as well as the town centre which offers shopping facilities. The property is situated within a walk of both public and state schools.

## Ground Floor Entrance Hall

Accessed via upvc double glazed entrance door, smooth ceiling, stairs rising to the first floor and doors giving access to:

## Kitchen

10' x 10' max ( 3.05m x 3.05m max )

Upvc double glazed window to side, upvc double glazed door giving access to the rear garden, space for fridge freezer, space and plumbing and washing machine, space for cooker with stainless steel extractor hood over, spotlighting, tile effect vinyl flooring, single drainer stainless steel sink with mixer tap inset in a roll edge work surfaces with cupboards and drawers under and matching above, built-in dresser unit and tile splash back's.

## Dining Room

12' 1" x 12' 10" max ( 3.68m x 3.91m max )

Upvc double glazed window to rear, storage cupboard with upvc double glazed window to side and smooth ceiling.

## Cellar One

15' 2" x 13' ( 4.62m x 3.96m )

Upvc double glazed window to side.

## Cellar Two

8' x 6' ( 2.44m x 1.83m )

The old coal storage

## First Floor Landing

Upvc double glazed window to rear and doors giving access to:

## Living Room

15' 6" max x 13' ( 4.72m max x 3.96m )

Upvc double glazed bay window to front, upvc double glazed window side, feature fireplace with electric fire inset and smooth ceiling.

## Bedroom Four/Snug

13' x 12' ( 3.96m x 3.66m )

Upvc double glazed windows to side and rear, feature fireplace and smooth ceiling.

## Shower Room

Upvc double glazed window to side, walk in bath with mixer tap, shower attachment, low-level w/c double cupboard and pedestal wash hand basin.

## Second Floor Landing

Doors giving access to:



## Bedroom One

13' x 12' 2" max ( 3.96m x 3.71m max )  
Upvc double glazed windows to front and side, cast-iron feature fireplace and built-in wardrobe.

## Bedroom Two

13' x 12' 2" max ( 3.96m x 3.71m max )  
Upvc double glazed windows to side and rear, fitted wardrobe and cast-iron feature fireplace

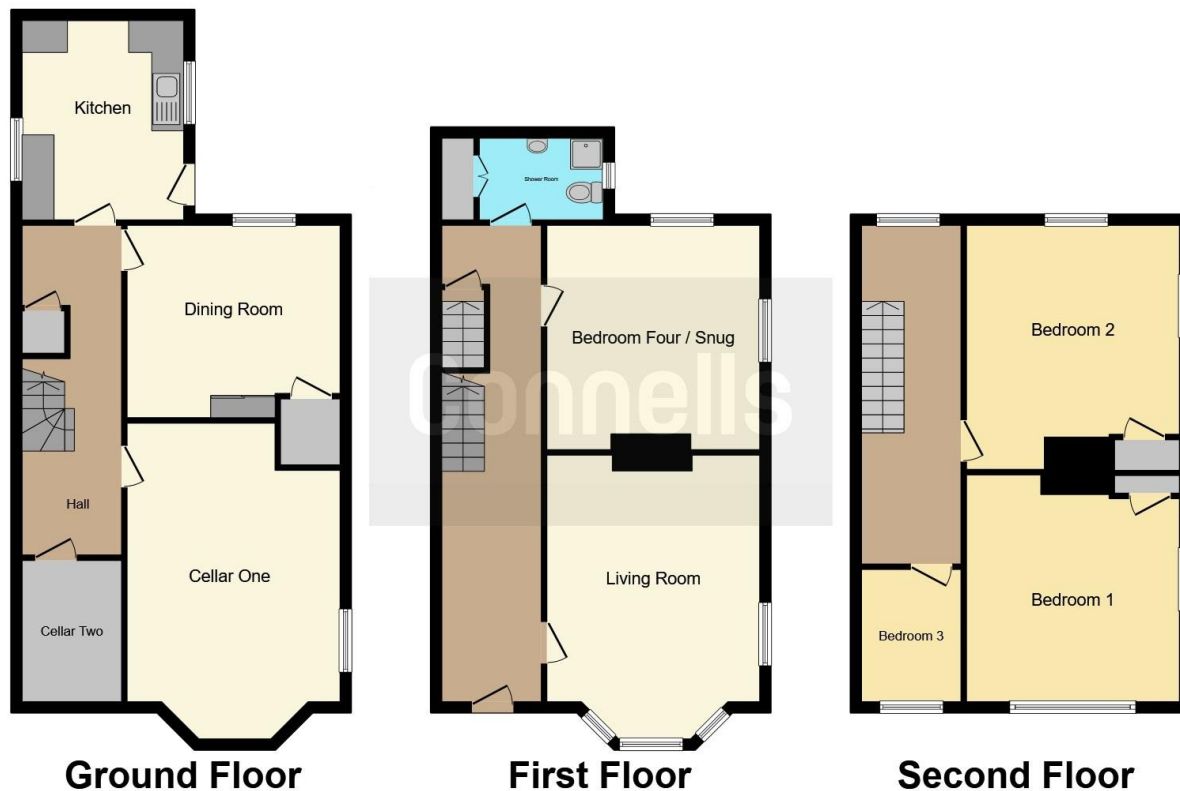
## Bedroom Three

8' 3" x 6' ( 2.51m x 1.83m )  
Upvc double glazed window to front.

## Outside

To the front of the property there is gated side access to the rear garden and a drive providing off-road parking. The rear garden is landscaped with two mature trees and shrubs, has a brick shed/summerhouse. There is also an outside w/c.





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EPC Rating: G

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Tenure: Freehold



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