

for sale

£185,000



## Cromer Road Ipswich IP1 5ER

Located to the West side of Ipswich Connells are pleased to offer this well established Victorian property offered with ample accommodation and two double bedrooms. The property further benefits from a utility room and front & rear gardens.



# Cromer Road Ipswich IP1 5ER

## Dining Room

Accessed via upvc double glazed entrance door, upvc double glazed window to front, radiator, covered and textured ceiling and access too:

## Living Room

Upvc double glazed window to rear, radiator, stairs rising to the first floor, coved and textured ceiling and door giving access too:

## Kitchen

Upvc double glazed window side, upvc double glazed door giving access to the rear garden. wood effect flooring, storage cupboard, built in oven, built in hob with stainless steel extractor hood over, single bowl sink with mixer tap inset into a roll edge work surface with cupboards and drawers under and matching above, smooth ceiling and access too:

## Utility Room

Upvc double glazed window to side, space for fridge freezer,

wood effect flooring, smooth ceiling within spotlighting, space for freezer and space and plumbing for washing machine.

## First Floor Landing

Loft access to a part boarded loft and doors giving access too:

## Bedroom One

Upvc double glazed window to front, coved and textured ceiling and radiator.

## Bedroom Two

Upvc double glazed window to rear, wood effect flooring, radiator and smooth ceiling.

## Bathroom

Upvc double glazed window to rear, low-level w/c, shower bath with mixer tap and shower attachment, pedestal wash hand basin, tile effect vinyl flooring, part tiled walls, chrome heated towel rail, airing cupboard housing wall mounted boiler and smooth ceiling.



**Outside**

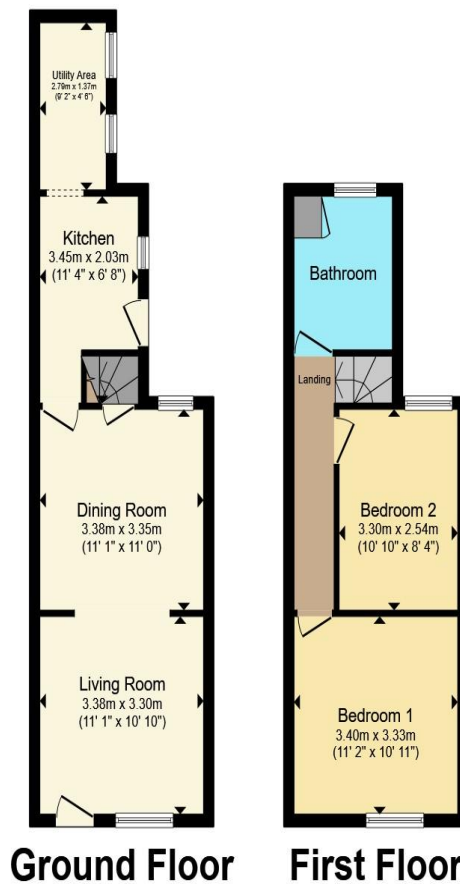
To the front of the property, there is a pathway leading to the entrance door with the rest enclosed by dwarf wall.

The rear garden commences with a generously sized patio area with the remainder laid to lawn.









Total floor area 64.1 m<sup>2</sup> (689 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

**T 01473 233 966**  
**E [ipswich@connells.co.uk](mailto:ipswich@connells.co.uk)**

6 Princes Street  
 IPSWICH IP1 1QT

Property Ref: ICH312760 - 0004

Tenure: Freehold EPC Rating: E

Council Tax Band: A

**view this property online [connells.co.uk/Property/ICH312760](http://connells.co.uk/Property/ICH312760)**

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)