

# Philip Road, IPSWICH IP2 8BQ

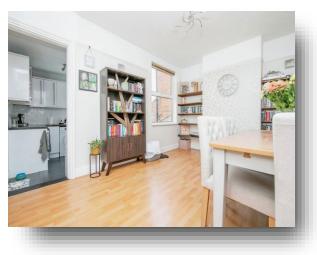


### welcome to

### Philip Road, IPSWICH

This stunning Victorian mid-terraced home boasts two double bedrooms, a cosy lounge, a spacious dining room, a modern fitted kitchen, an unoverlooked, landscaped rear garden with elevated views over Ipswich and permit parking.













#### **Entrance Hall**

13' 4" x 2' 8" ( 4.06m x 0.81m ) Upon entry you are greeted with a long sweeping hallway with stylish Victorian style tiled flooring throughout and access to both reception rooms and the staircase.

#### Lounge

10' 5" x 10' 4" (  $3.17m \times 3.15m$  ) Beautifully presented, cosy lounge with a double glazed window to the front with fitted blind, carpet flooring, one radiator and TV point.

#### **Dining Room**

13' 8" x 9' 9" ( 4.17m x 2.97m ) Spacious dining room with access to the kitchen, a double glazed window to the rear, wood effect flooring, one radiator, fitted shelving and a large understairs storage cupboard.

#### Kitchen

#### 9' 2" x 7' 3" ( 2.79m x 2.21m )

Modern kitchen with a range of eye and base level units in high gloss white with wood effect worktop surfaces, a stainless steel one and a half bowl sink plus drainer and chrome mixer tap, space for a fridge/freezer, cooker and washing machine, a fitted extractor hood, tiled splashback throughout, a wall mounted boxed in gas fired boiler, tiled flooring, a double glazed window to the side and a door leading to the garden.

#### **First Floor Landing**

Impressive wraparound landing with carpet flooring and a generous banister.

#### Master Bedroom

13' 7" x 13' 5" max ( 4.14m x 4.09m max ) Large master bedroom with dual aspect windows overlooking the rear garden, carpet flooring and one radiator.

#### Bedroom Two

10' 7" x 7' 1" ( 3.23m x 2.16m ) Double glazed window to the front, carpet flooring and one radiator.

#### Bathroom

9' 2" x 7' (2.79m x 2.13m) Impressive, generous four piece bathroom boasting a corner bath with shower attachment and chrome mixer tap, a corner shower with glass enclosure, waterfall showerhead and further shower attachment, a Victorian style vanity sink with chrome mixer tap, tiled splashback, low level WC, grey heated towel rail, grey wood effect flooring, extractor fan, part tiled walls and a double glazed window to the rear.

### Outside:

#### Front Garden

Walled border with a gate and a pathway leading to the front door.

### **Rear Garden**

Beautifully presented, landscaped rear garden with a hard standing seating area with an additional patio seating area, a lawned area with raised flower beds to the left side, sleeper borders, a further patio area to the rear which is perfect for enjoying the afternoon sun, an outside tap and light, a brick shed, a rear gate and elevated views across the lpswich skyline.





### welcome to

## Philip Road, IPSWICH

- Stunning Victorian terraced property
- Two double bedrooms
- Impressive first floor four piece bathroom
- Cosy lounge & spacious dining room
- Modern fitted kitchen

Tenure: Freehold EPC Rating: D

offers in excess of

£200,000



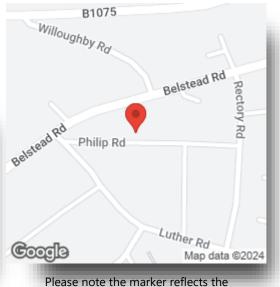


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postcode not the actual property

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