



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 un-overlooked, 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 x 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 Ipswich skyline.



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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



Please note the marker reflects the postcode not the actual property

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Property Ref:
IPS118906 - 0002

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