

Gippeswyk Road, Ipswich, IP2 9AB

# welcome to

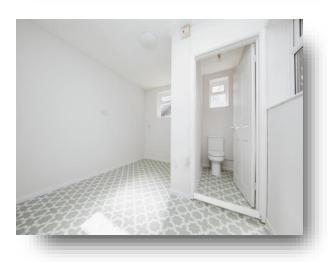
# **Gippeswyk Road, Ipswich**

This fantastic, seven bedroom Town House is located opposite Gippeswyk Park and boasts a brand new kitchen, carpets, bathroom, cloakrooms, heating system and boiler, a large basement and a gated driveway to the rear with potential for a seperate dwelling (STPP). NO ONWARD CHAIN!













#### **Entrance Porch**

5' 3" x 4' 1" ( 1.60m x 1.24m )

Victorian style tiled flooring, double glazed window to the front and a door leading to the hall.

#### **Entrance Hall**

29' 5" x 5' 4" max ( 8.97m x 1.63m max )

Carpet flooring, one radiator and a door leading to the basement.

#### **Basement**

17' 6" x 15' 8" ( 5.33m x 4.78m )

A bay window to the front, a gas meter, a good head height and plenty of scope for conversion (STPP).

#### Cloakroom

4' 9" x 2' 8" ( 1.45m x 0.81m )

Single glazed window to the rear and low level WC.

#### Lounge

11' x 10' 9" ( 3.35m x 3.28m )

Double glazed window to the side, carpet flooring, one radiator and a door leading to the kitchen.

### Snug

11' x 10' max ( 3.35m x 3.05m max )

Double glazed windows to the side and rear, Victorian style tiled effect flooring and one radiator.

# Utility

7' 4" x 6' 3" ( 2.24m x 1.91m )

Single glazed window to the side, a boiler and Victorian style tiled effect flooring.

### **Kitchen**

11' 5" x 8' 1" ( 3.48m x 2.46m )

Double glazed window to the side, Victorian style tiled effect flooring, eye and base level units in matte grey shaker style with marble effect worktop surfaces, tiled splashback, an integrated oven with electric hob and extractor hood, a stainless steel sink plus drainer and chrome mixer tap and space for a washing machine. This is a brand new kitchen with new appliances.

#### **Ground Floor Bedroom Seven**

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

Double glazed French doors leading to the garden, one radiator, a fireplace and carpet flooring.

#### **Ground Floor Master Bedroom**

15' 8" x 12' (4.78m x 3.66m)

Double glazed bay window to the front, carpet flooring and one radiator.

### **First Floor Landing**

Carpet flooring, one radiator and doors to remaining bedrooms.

#### **Bedroom Two**

15' 6" x 11' 1" ( 4.72m x 3.38m )

Double glazed windows to the side and rear, carpet flooring, one radiator and a fireplace.

#### **Bedroom Three**

15' 7" x 12' 1" ( 4.75m x 3.68m )

Double glazed bay window to the front, carpet flooring and one radiator.

#### **Bedroom Four**

13' 2" x 12' 1" max ( 4.01m x 3.68m max )

Double glazed window to the rear, carpet flooring, one radiator, shelving in a recess and a fireplace.

# Study

5' 1" x 7' 9" ( 1.55m x 2.36m )

Double glazed window to the front, carpet flooring, one radiator, This room could be used as a kitchenette to the first floor, if this property was converted to an HMO.

#### Cloakroom

7' 3" x 3' 1" ( 2.21m x 0.94m )

Low level WC, wash hand basin, Victorian style tiled effect flooring and double glazed window to the side.

#### **Bathroom**

7' 4" x 6' 2" ( 2.24m x 1.88m )

Pedestal wash hand basin, chrome heated towel rail, a bath with overhead shower and glass screen, part tiled walls, Victorian style tiled effect flooring and double glazed window to the side.

## **Second Floor Landing**

Double glazed window to the rear, an airing cupboard, carpet flooring and loft hatch.

#### **Bedroom Five**

18' x 12' 9" max ( 5.49m x 3.89m max )

Double glazed windows to the front and side, carpet flooring, one radiator and a fireplace.

#### **Bedroom Six**

13' x 12' 1" max ( 3.96m x 3.68m max ) Double glazed windows to the front and side, carpet flooring, one radiator and a fireplace.

# Outside: Front Garden

A walled border with steps up to the front door and a side access gate leading to the rear garden.

#### Rear Garden

Generous rear garden benefiting from a driveway to the rear with gated access, providing off street parking for multiple vehicles or potential for a seperate dwelling to be built (STPP). This garden is tiered, the lower tier has a large patio area, which wraps around the property, a side access gate, an outside tap, brick planters, raised flower beds with brick steps up to the landscaped rear of the garden,





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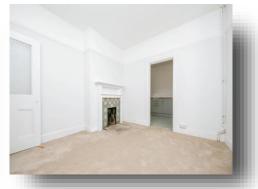
# Gippeswyk Road, Ipswich

- No onward chain
- Recently refurbished with seven seperate bedrooms
- Brand new kitchen, carpets, bathroom & cloakrooms
- Brand new central heating system & boiler
- Driveway to the rear with parking for multiple vehicles

Tenure: Freehold EPC Rating: D

# £375,000









Please note the marker reflects the postcode not the actual property

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Property Ref: IPS120000 - 0005

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william h brown

Ipswich@williamhbrown.co.uk



Wolsey House, 16-18 Princes Street, IPSWICH, Suffolk, IP1 1QT



williamhbrown.co.uk

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