



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 separate 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,



view this property online williamhbrown.co.uk/Property/IPS120000



welcome to

Gippeswyk Road, Ipswich

- No onward chain
- Recently refurbished with seven separate 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

view this property online williamhbrown.co.uk/Property/IPS120000



Property Ref:
IPS120000 - 0005

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01473 226101



ipswich@williamhbrown.co.uk



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



williamhbrown.co.uk