

Norwich Road, Ipswich, IP1 2PT



welcome to

Norwich Road, Ipswich

This well-presented mid-terraced home benefits from three good-size bedrooms, a beautifully presented kitchen, a modern ground floor bathroom, a large cellar with potential for conversion, a partially walled rear garden and NO ONWARD CHAIN!













Auctioneer's Comments

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Entrance Hall

12' 2" x 5' 5" ($3.71m\ x\ 1.65m$) Wood effect flooring and a door leading to the cellar.

Lounge

12' 3" x 12' 1" (3.73m x 3.68m) Double glazed sash window to the front, wood effect flooring and TV point.

Dining Room

17' 1" x 10' 2" ($5.21m \times 3.10m$) Wood effect flooring, one radiator and an opening leading to the kitchen.

Kitchen

16' 2" x 9' 6" (4.93m x 2.90m) Double glazed window to the rear, a door leading to the garden, wood effect flooring, an open arch and window to the dining room, eye and base level units in white with wood effect worktop surfaces, space for a fridge/freezer, washing machine and cooker, a green tiled splashback throughout and a ceramic white sink with a chrome flexi mixer tap.

Ground Floor Bathroom

7' x 5' 5" (2.13m x 1.65m) Low level WC, pedestal wash hand basin, a bath with shower attachment, chrome heated towel rail, wood effect flooring, extractor fan, part tiled walls and double glazed window to the side.

Cellar

11' 5" x 17' 5" ($3.48m\ x\ 5.31m$) A window to the front, brick floor, white walls and a good head height.

First Floor Landing

Loft hatch and carpet flooring.

Master Bedroom

12' 3" x 11' 9" (3.73m x 3.58m) Double glazed window to the front, a walk in wardrobe, carpet flooring and one radiator.

Bedroom Two

10' 1" x 9' 9" (3.07m x 2.97m) Double glazed window to the front, carpet flooring and one radiator.

Bedroom Three

7' 3" x 6' ($2.21m \times 1.83m$) Double glazed window to the rear, carpet flooring, an airing cupboard and one radiator.

Outside:

Front Garden

A shingle area, hedging and a pathway leading to the steps up to the front door.

Rear Garden

Stylish, Town Centre garden with a patio area, raised flower beds, a partially walled border, an outside tap and light,





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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- No onward chain
- Three good-size bedrooms

Tenure: Freehold EPC Rating: C

guide price **£160,000**



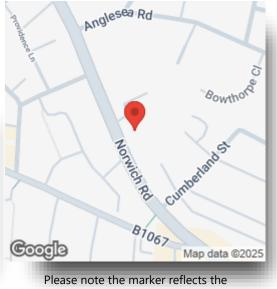


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Property Ref: IPS120024 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 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.

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postcode not the actual property

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