



**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 x 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 x 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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## **Norwich Road, Ipswich**

- 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**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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**william h brown**



**01473 226101**



[ipswich@williamhbrown.co.uk](mailto:ipswich@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](https://williamhbrown.co.uk)**