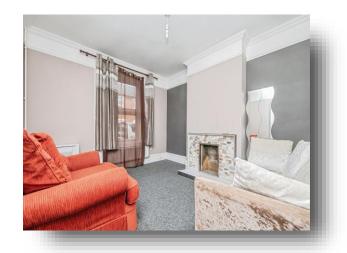


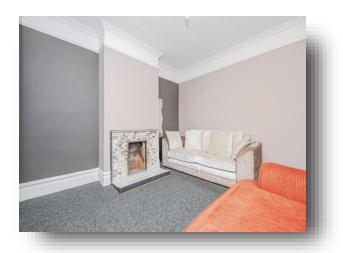
Seymour Road, Ipswich, IP2 8EN

# welcome to

# **Seymour Road, Ipswich**

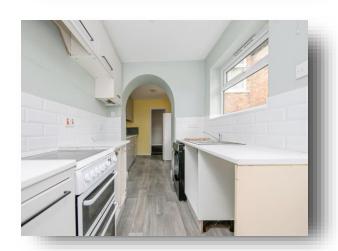
This well-presented, mid-terraced home benefits from three good-sized double bedrooms, two reception rooms, a ground floor bathroom, an unusually large rear garden, ample permit parking and NO ONWARD CHAIN!













#### **Entrance Hall**

11' 8" x 2' 9" ( 3.56m x 0.84m ) Carpet flooring and one radiator.

## Lounge

11' 6" x 10' 5" ( 3.51m x 3.17m )

Double glazed window to front, carpet flooring, one radiator, TV point and a fireplace with tiled base and surround.

## **Dining Room**

11' 5" x 11' (3.48m x 3.35m)

Double glazed window to rear, carpet flooring, one radiator and a large understairs storage cupboard.

#### Kitchen

23' 3" x 6' 9" ( 7.09m x 2.06m )

Large, elaborate, long sweeping kitchen with double glazed windows to the side, a door leading to the side garden, grey wood effect flooring throughout, eye and base level units in white with white worktop surfaces, space for a range of appliances, a stainless steel one and a half bowl sink plus drainer and chrome mixer tap, tiled splashback throughout and one radiator.

#### **Ground Floor Bathroom**

8' 8" x 6' 8" ( 2.64m x 2.03m )

Beautifully presented, four piece bathroom with a corner shower, glass enclosure and tiled splashback, a bath, low level WC, pedestal wash hand basin, chrome heated towel rail, extractor fan, part tiled walls, grey wood effect flooring and double glazed windows to the side and rear.

## First Floor Landing

Carpet flooring and a storage cupboard housing the loft hatch.

#### **Master Bedroom**

14' 2" x 11' 5" ( 4.32m x 3.48m )

Large bedroom, spanning across the entire width of the property with two double glazed windows to the front, carpet flooring and one radiator.

#### **Bedroom Two**

11' x 8' 5" ( 3.35m x 2.57m )

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

#### **Bedroom Three**

9' 9" x 7' 9" ( 2.97m x 2.36m )

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

#### Outside: Rear Garden

Split into two sections, the first section is directly off the kitchen with a paved area, a fully enclosed border and a rear gate leading to the second section of the garden. This section has a gate to entry, a fully enclosed border, hedging, lawned areas, patio seating areas, a shed, a greenhouse, multiple fruit trees and allotments to the rear. This large garden is a rare find in a Town Centre property and leads up to the top of Rectory Road.





## welcome to

# Seymour Road, Ipswich

- No onward chain
- Three good-sized double bedrooms
- Ground floor bathroom
- Two reception rooms
- Unusually large rear garden

Tenure: Freehold EPC Rating: C

Council Tax Band: A

# £210,000







Stoke St

Rectory Rd

Belstead Rd

Partin St

Little's Cres

Ashley St

Map data ©2025

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/IPS119936



Property Ref: IPS119936 - 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.







william h brown

Ipswich@williamhbrown.co.uk

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



