



**Purplett Street, Ipswich, IP2 8HH**



**welcome to**

**Purplett Street, Ipswich**

This well-presented, mid-terraced home benefits from three good-sized bedrooms, an open plan lounge/diner, a ground floor bathroom, a rear garden and permit parking.



### **Entrance Hall**

3' x 2' 5" ( 0.91m x 0.74m )

Wood effect flooring and a door leading to the lounge.

### **Lounge/Diner**

22' 4" x 12' 5" ( 6.81m x 3.78m )

Double glazed windows to the front and rear, two radiators and TV point.

### **Kitchen**

14' 3" x 7' 2" max ( 4.34m x 2.18m max )

Eye and base level units in wood with stone effect worktop surfaces, a stainless steel sink plus drainer and chrome mixer tap, a boiler, space for appliances, cladded ceiling, one radiator, an understairs storage cupboard, tiled flooring, double glazed window to the side and a door to the side.

### **Ground Floor Bathroom**

6' 6" x 6' ( 1.98m x 1.83m )

Low level WC, pedestal wash hand basin, a bath with overhead shower and glass screen, tiled flooring, extractor fan, one radiator and double glazed window to the rear.

### **First Floor Landing**

Carpet flooring, one radiator and loft hatch.

### **Master Bedroom**

13' x 11' ( 3.96m x 3.35m )

Two double glazed windows to the front, carpet flooring and one radiator.

### **Bedroom Two**

11' x 9' 6" ( 3.35m x 2.90m )

Double glazed window to the rear, carpet flooring, one radiator and a built in wardrobe.

### **Bedroom Three**

11' 9" x 7' 3" ( 3.58m x 2.21m )

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

### **Outside:**

#### **Rear Garden**

Partially walled, partially fenced rear garden, which is fully enclosed, with a patio area, raised flower beds, brick planters, a rear gate and an outside tap.



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## Purplett Street, Ipswich

- Three good-sized bedrooms
- Ground floor bathroom
- Open plan lounge/diner
- Rear garden
- Permit parking

Tenure: Freehold EPC Rating: C

Council Tax Band: A

**£170,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
IPS120082 - 0005

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