



Argyle Street, Ipswich, IP4 2NA

welcome to

Argyle Street, Ipswich

This well-presented, mid-terraced home benefits from two double bedrooms, a separate dining room, a modern kitchen with utility space, a 1st floor bathroom and a courtyard rear garden.



Entrance Hall

10' 5" x 4' (3.17m x 1.22m)

Grey wood effect flooring, one radiator and an open archway to the lounge and dining room.

Dining Room

10' 6" x 8' (3.20m x 2.44m)

Double glazed window to the front with fitted blind, grey wood effect flooring, one radiator and a meter cupboard. This room is an excellent dining room, or could be used as a study or snug.

Lounge

11' 2" x 11' 2" (3.40m x 3.40m)

Double glazed window to the rear with fitted blind, grey wood effect flooring, one radiator, a fireplace and additional shelving with cabinet.

Kitchen

12' 6" x 7' 3" max (3.81m x 2.21m max)

Eye and base level units in white with wood effect worktop surfaces, a stainless steel one and a half bowl sink plus drainer and chrome mixer tap, a wall mounted gas fired boiler, one radiator, an integrated oven with electric hob and extractor hood, a utility space to the rear, space for a fridge/freezer and washing machine, double glazed window to the side, a door to the garden, tiled flooring throughout and an understairs storage cupboard.

First Floor Landing

Carpet flooring and loft hatch.

Master Bedroom

12' 6" x 10' 6" (3.81m x 3.20m)

Two double glazed windows to the front, with fitted blinds, wood effect flooring, one radiator, a built in wardrobe, a fireplace, TV point and a wall papered wall.

Bedroom Two

11' 5" x 9' 3" (3.48m x 2.82m)

Double glazed window to the rear, wood effect flooring, one radiator, wall hung lights, a fireplace and a wall papered wall.

Bathroom

9' x 7' 3" (2.74m x 2.21m)

Low level WC, a vanity sink, a bath with overhead shower and glass screen, partially tiled walls, one radiator, tiled effect flooring, double glazed window to the rear.

Outside:

Front Garden

Mature frontage with a walled border with a gate, a lawned area, hedging, trees and a pathway to the front door.

Rear Garden

Courtyard garden with a hard standing seating area, three brick outbuildings, an outside tap and light and a fully enclosed border.



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welcome to

Argyle Street, Ipswich

- ****INVESTORS ONLY**** TENANT IN SITU paying £1250 pcm**
- Two double bedrooms
- 1st floor bathroom
- Modern kitchen with utility space
- Courtyard rear garden

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£170,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
IPS120732 - 0005

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