



**Thompson Road, Ipswich, IP1 4EX**



**welcome to**

**Thompson Road,**

This well-presented, mid-terraced home benefits from three double bedrooms, an open plan lounge/diner, a ground floor bathroom, a low maintenance rear garden and ample on street parking and communal parking bays. NO ONWARD CHAIN!



## Auctioneer's Comments

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## Lounge/Diner

22' 3" x 11' 3" ( 6.78m x 3.43m )

Spacious, open plan room, perfect for entertaining, with double glazed windows to the front and rear, two radiators, a staircase, TV point and wood effect flooring throughout. This room has been freshly painted in white.

## Kitchen

11' 6" x 7' ( 3.51m x 2.13m )

Double glazed window to the side, tiled flooring, partially tiled walls, eye and base level units in wood with stone effect worktop surfaces, a stainless steel sink plus drainer and chrome mixer tap, a fitted gas hob, an understairs storage cupboard and space for a fridge/freezer, washing machine and cooker.

## Walkway

7' 7" x 2' 6" ( 2.31m x 0.76m )

Tiled flooring and a door to the garden.

## Ground Floor Bathroom

7' x 5' 3" ( 2.13m x 1.60m )

Fully tiled walls and flooring, 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

A window to the side, loft hatch, original floorboards and a fitted runner.

## Master Bedroom

11' 5" x 10' 9" ( 3.48m x 3.28m )

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

## Bedroom Two

10' 9" x 8' 4" ( 3.28m x 2.54m )

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

## Bedroom Three

8' 8" x 7' 4" ( 2.64m x 2.24m )

Double glazed window to the rear, carpet flooring, one radiator and an airing cupboard housing the boiler.

## Outside:

### Front Garden

A walled border, a gate and a pathway leading to the front door.

### Rear Garden

Low maintenance rear garden with a block paved seating area, a shingle/slate area, hedging and a rear gate.



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## **Thompson Road, Ipswich**

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

Tenure: Freehold EPC Rating: D  
Council Tax Band: A

guide price

**£140,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
IPS120901 - 0003

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