



**Alderman Road, Ipswich, IP1 2DU**



**welcome to**

**Alderman Road, Ipswich**

This well-presented, mid-terraced home benefits from three double bedrooms, a modern kitchen/diner, a ground floor cloakroom, a 1st floor, 4 piece bathroom, off street parking to the rear and a block paved rear garden with large shed.



### Entrance Hall

15' 4" x 6' 1" max ( 4.67m x 1.85m max )  
Wood effect flooring, one radiator and an  
understairs storage cupboard.

### Cloakroom

4' 9" x 2' 7" ( 1.45m x 0.79m )  
Low level WC, pedestal wash hand basin, tiled  
flooring, fully tiled walls and double glazed window  
to the front.

### Lounge

17' 7" x 10' 4" ( 5.36m x 3.15m )  
Double glazed window to the front, wood effect  
flooring, one radiator, TV point and a tiled alcove.

### Kitchen/Diner

16' 8" x 10' 6" ( 5.08m x 3.20m )  
Open plan room with French doors to the garden,  
tiled flooring throughout, one radiator, space for a  
table, eye and base level units in high gloss grey with  
marble effect worktop surfaces, a black one and a  
half bowl sink plus drainer and chrome mixer tap, a  
cooker to stay, space for a washing machine,  
fridge/freezer and dishwasher and tiled splashback.

### First Floor Landing

Two storage cupboards, carpet flooring and loft  
hatch.

### Master Bedroom

13' 3" x 10' 3" ( 4.04m x 3.12m )  
Double glazed window to the rear, carpet flooring  
and one radiator.

### Bedroom Two

14' 2" max x 10' 5" ( 4.32m max x 3.17m )  
Double glazed window to the front, carpet flooring  
and one radiator.

### Bedroom Three

8' 2" x 7' 3" ( 2.49m x 2.21m )  
Double glazed window to the front, grey wood effect  
flooring and one radiator.

### Bathroom

7' 1" x 6' 2" ( 2.16m x 1.88m )  
A shower with glass enclosure, a corner bath with  
shower attachment, low level WC, wash hand basin,  
fully tiled flooring and walls, extractor fan, chrome  
heated towel rail and double glazed window to the  
rear.

### Outside: Front Garden

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

### Rear Garden

A block paved rear garden, double gates to the rear,  
allowing vehicular access, a large shed and an  
outside tap.

### Shed

18' 5" x 7' 5" ( 5.61m x 2.26m )  
With power, light, tiled effect flooring and storage in  
the rafters.



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welcome to

## Alderman Road, Ipswich

- Three double bedroom
- 1st floor, 4 piece bathroom
- Ground floor cloakroom
- Modern kitchen/diner
- Off street parking to the rear

Tenure: Freehold EPC Rating: E  
Council Tax Band: B

offers over  
**£220,000**



Please note the marker reflects the  
postcode not the actual property

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