



**Rubens Road, Ipswich, IP3 0RJ**

**welcome to**

## **Rubens Road, Ipswich**

This well-presented, end-terraced home has a tenant in situ, paying £775pcm and benefits from two double bedrooms, a modern kitchen, a conservatory, a large rear garden and off street parking.

### **Entrance Hall**

Tiled flooring and double glazed window to the front.

### **Cloakroom**

4' 8" x 2' 9" ( 1.42m x 0.84m )

Low level WC, double glazed window to the side, part tiled walls and wood effect flooring.

### **Lounge**

13' 6" x 12' 3" ( 4.11m x 3.73m )

Two double glazed windows to the rear, carpet flooring, one radiator, TV point, an understairs storage cupboard, an exposed brick, feature wall and an electric fireplace.

### **Kitchen/Breakfast Room**

13' 5" x 9' 9" ( 4.09m x 2.97m )

Three double glazed windows to the side, tiled flooring, a breakfast bar, handle less eye and base level units in high gloss white with marble effect worktop surfaces, a boiler, space for a cooker, fridge/freezer, washing machine and tumble dryer, tiled splashback, a door to the conservatory and one radiator.

### **Conservatory**

16' 2" x 10' 9" ( 4.93m x 3.28m )

Double glazed windows to the side and rear, a door to the garden, carpet flooring, one radiator and part clad walls.

### **First Floor Landing**

Double glazed window to the front, carpet flooring, a storage cupboard and loft hatch.

### **Master Bedroom**

13' 4" max x 10' 7" ( 4.06m max x 3.23m )

Double glazed window to the rear, carpet flooring, one radiator and full wall of built in, sliding, mirrored wardrobes.

### **Bedroom Two**

10' 7" x 9' 5" ( 3.23m x 2.87m )

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

### **Bathroom**

9' 6" x 7' 8" max ( 2.90m x 2.34m max )

Double glazed window to the front, tiled flooring, an airing cupboard, low level WC, pedestal wash hand basin, a bath with overhead shower and glass screen, partially tiled walls, spot lights and one radiator.

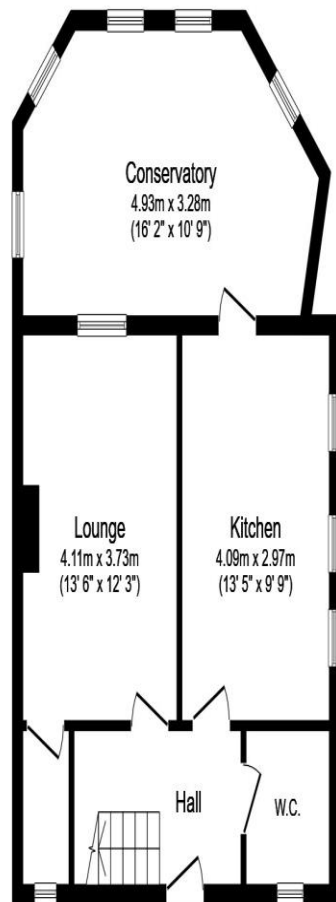
### **Outside:**

#### **Front Garden**

A hard standing driveway, a grassed area and a side access leading to the rear garden.

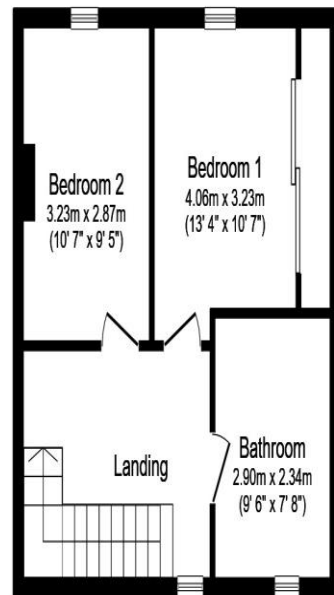
#### **Rear Garden**

A side access gate, a patio seating area, a grassed area, raised planters and an outside tap.



Ground Floor

Floor area 57.1 sq.m. (615 sq.ft.)



First Floor

Floor area 38.7 sq.m. (417 sq.ft.)

Total floor area: 95.9 sq.m. (1,032 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)





**welcome to**  
**Rubens Road,**  
**Ipswich**

- Tenant in situ paying £775pcm
- Two double bedrooms
- Ground floor cloakroom & 1st floor bathroom
- Modern kitchen
- Conservatory & large rear garden

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

**£175,000**



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