



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



william  
h brown

**welcome to**

## **Thompson Road, Ipswich**

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!



## **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.



***view this property online*** [williamhbrown.co.uk/Property/IPS121158](http://williamhbrown.co.uk/Property/IPS121158)



welcome to

## Thompson Road, Ipswich

- No onward chain
- Three double bedrooms
- Open plan lounge/diner
- Ground floor bathroom
- Low maintenance rear garden

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers in excess of

**£165,000**



view this property online [williamhbrown.co.uk/Property/IPS121158](http://williamhbrown.co.uk/Property/IPS121158)



Property Ref:  
IPS121158 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 william h brown



**01473 226101**



ipswich@williamhbrown.co.uk



16-18 Wolsey House, Princes Street, IPSWICH, Suffolk, IP1 1QT



**williamhbrown.co.uk**