



**Norwich Road, Ipswich, IP1 2PS**



**welcome to**

**Norwich Road, Ipswich**

**\*\*GUIDE PRICE £210,000 - £220,000\*\*** This mid-terraced house benefits from three generous bedrooms, a large kitchen/diner, potential for parking to the rear (STPP) and NO ONWARD CHAIN!! This property could also make an ideal HMO with potential for five double bedrooms,



### **Lounge/Diner**

21' 6" x 13' 1" ( 6.55m x 3.99m )

Double glazed window to the front, two radiators, wood effect flooring throughout, TV point, wall papered wall and front door. This room could be converted into an additional bedroom with separate lounge area (STPP).

### **Kitchen/diner**

22' 3" x 11' 6" max ( 6.78m x 3.51m max )

Spacious, long sweeping kitchen/diner with ample space for a table and chairs, a large understairs storage area, spot lights throughout, a double glazed window to the rear, a door leading to the rear lobby. The kitchen benefits from a range of eye and base level units in high gloss white with wood effect worktop surfaces, a stainless steel one and a half bowl sink plus drainer and chrome mixer tap, tiled splashback throughout, integrated oven with extractor hood and gas hob, space for an American fridge/freezer with fitted overhead storage units, ample storage cupboards and space for a washing machine and dishwasher.

### **Rear Lobby**

5' 6" x 3' 1" ( 1.68m x 0.94m )

One radiator, carpet flooring, staircase and a door leading to the rear garden.

### **First Floor Landing**

Spot lights, wood effect flooring, storage cupboard and loft hatch.

### **Master Bedroom**

13' 3" x 11' 3" ( 4.04m x 3.43m )

Spacious master bedroom with a double glazed window to the front, one radiator, wood effect flooring and a wall papered wall.

### **Bedroom Two**

12' 8" x 8' 2" ( 3.86m x 2.49m )

Double glazed window to the rear, built in wardrobe housing the fitted boiler, one radiator and wood effect flooring.

### **Bedroom Three**

9' 9" x 9' 2" ( 2.97m x 2.79m )

Velux window, wood effect flooring, one radiator and spot lights.

### **Bathroom**

8' 9" x 5' 8" max ( 2.67m x 1.73m max )

Enclosed WC with matching vanity sink and chrome mixer tap, a bath with overhead shower, glass screen and waterfall showerhead, tiled splashback, fully tiled walls, tiled flooring, chrome heated towel rail, extractor fan and spot lights.

### **Outside:**

#### **Front Garden**

Retaining walled border with brick steps leading to the front door.

#### **Rear Garden**

Courtyard garden with a sunken patio area, steps up, a retaining brick wall, a pathway leading to the rear gate and an artificial grass area. Many other properties on this road have converted the rear garden into an allocated parking space (STPP).



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## Norwich Road, Ipswich

- No onward chain
- Three generous bedrooms
- Possible HMO with potential for five double bedrooms
- Potential for parking to the rear (STPP)
- Ideal family home or investment purchase

Tenure: Freehold EPC Rating: D

guide price

**£210,000 - £220,000**



Please note the marker reflects the postcode not the actual property

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