

KEYSTONE



Annbrook Road, Ipswich, IP2 9JN

Offers In Excess Of £210,000

End Terraced House

Lounge

Bathroom

Garden

Popular Location

Two Bedrooms

Kitchen/Diner

Garden Room

Garage En-Bloc

Immaculate Throughout

Annbrook Road, Ipswich IP2 9JN

If you're in search of a cosy and convenient home, this fantastic two-bedroom property in Annbrook Road might be the perfect fit for you. Nestled in a cul-de-sac location, this property offers a blend of comfort and practicality, ideal for small families or couples.

The comfortable lounge area is a great spot to unwind after a long day. Its cosy atmosphere is perfect for relaxing.

The kitchen/diner is designed with both functionality and style in mind. It offers a spacious area for cooking and dining, making it an inviting space for meals or entertaining friends.

The property includes two well-sized bedrooms, providing ample space for relaxation. These rooms are versatile, perfect for use as guest rooms, home offices.

The property features a modern bathroom with essential amenities, combining practicality with a touch of elegance.

A garage en-bloc provides secure parking and additional storage space, an excellent addition for those with vehicles or needing extra storage.



Entrance Door

Leading to hallway with radiator and stairs to first floor.

Lounge

16'6 x 10'5

Window to front, radiator and understairs cupboard.

Kitchen/Diner

13'2 x 9'9

Fitted with a range of base units and drawers and matching wall mounted cabinets, one and a half sink and drainer with tiled splash backs, built in oven and hob with extractor over, wall mounted boiler, radiator, space for fridge freezer and washing machine, tiled floor, window to rear and door to rear.

First Floor

Landing with built in cupboard.

Bedroom One

13'9 x 13'2

Window to front, radiator and built in wardrobe.

Bedroom Two

13'2 x 8'3

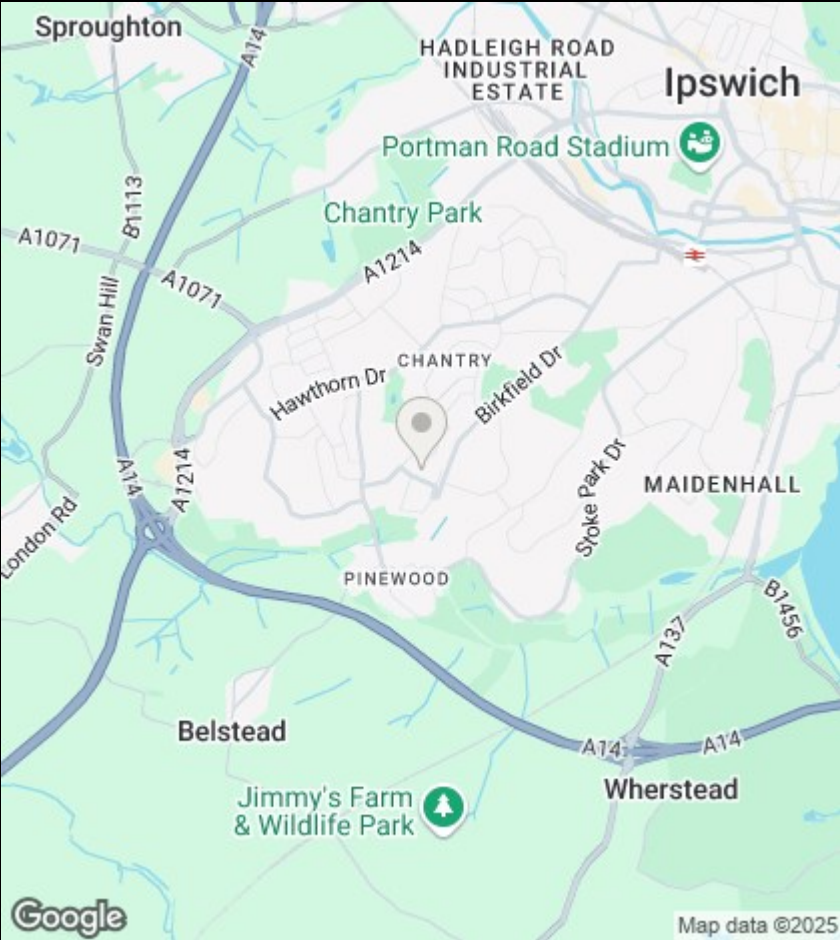
Window to rear and radiator.

Bathroom

Fitted with a suite comprising panel bath, w/c, pedestal wash basin, tiled splash backs, tiled floor and window to rear.

Outside

To the front of the property there is an open plan front garden. The rear garden has a patio area and is predominately laid to lawn. The property also benefits from a garden room with power and light connected with bi-folding doors and is currently used as an entertaining area. There is also a garage with up and over door en-bloc.



Viewings

Viewings by arrangement only. Call 01473 221 399 to make an appointment.

EPC Rating:
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		65
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

