

SALISBURY ROAD IPSWICH

F O R S A L E

- TWO DOUBLE BEDROOMS
- POPULAR LOCATION
- OFF-ROAD PARKING
- MODERN KITCHEN
- TWO RECEPTION ROOMS
- NEWLY FITTED BOILER
- COUNCIL TAX BAND B
- EPC TBC

PRICE

OIEO £220,000





GD Estates are delighted to offer to the market this ideally located two-bedroom semi-detached home, only a short distance from the centre of Ipswich, on Salisbury Road. The internal accommodation is well-presented and comprises a modern kitchen, living room, dining room, two double bedrooms and bathroom. Externally there is a rear garden, and off-road parking for one vehicle.



LOCATION:

The property is situated in a highly sought-after area of South East Ipswich, just a short walk from both the town centre and the waterfront. Ipswich offers a wide range of educational, recreational, and cultural amenities, along with excellent transport links including a mainline train station with direct services to London Liverpool Street. The property also benefits from easy access to the A14, providing convenient routes to Bury St Edmunds, Cambridge, and London via the M11.

ENTRANCE HALL

Entry to the property is via a modern composite door leading into a spacious internal hallway, which features a radiator, staircase to the first floor, and access to both the living room and dining room.

LIVING ROOM

11' 4" x 10' 2" (3.45m x 3.1m):

A light and airy living room featuring a charming wood-burner set on a brick plinth with a wooden mantel. The space benefits from two uPVC windows to the front aspect, allowing for plenty of natural light, and one radiator.

DINING ROOM

11' 7" x 10' 6" (3.53m x 3.2m):

Spacious dining room featuring a characterful chimney breast with a tiled plinth, a uPVC window to the rear aspect, and a radiator.

KITCHEN

17' 4" x 7' 3" (5.28m x 2.21m):

Modern, well-equipped kitchen featuring a range of wall-mounted and under-counter cabinets set beneath square-edge wood-effect worktops with complementary tiled splashbacks. Includes an inset sink with drainer and mixer tap, integrated gas hob with extractor above, and electric oven. There is space and plumbing for a dishwasher or washing machine. A separate utility area provides additional storage, space for a fridge-freezer, and access to the rear garden via uPVC patio doors. Further features include a part-glazed uPVC side door, two side-aspect windows, and one radiator.

LANDING:

Providing access to all first floor accommodation. Loft hatch.

BEDROOM 1

12' 5" x 11' 5" (3.78m x 3.48m):

Double bedroom with a storage cupboard, uPVC window to front aspect and one radiator.

BEDROOM 2

10' 6" x 8' 9" (3.2m x 2.67m):

Second double bedroom featuring built-in storage, a uPVC window to the rear aspect, and a radiator.



BATHROOM

9' 6" x 7' 4" (2.9m x 2.24m):

Well-presented three piece suite comprising panelled bath with tiled surround, mains shower and screen over, low level WC and pedestal wash hand basin. Airing cupboard offering storage and housing newly fitted combination boiler. Obscure uPVC window to rear aspect, and a heated towel rail.

EXTERNALLY:

To the rear, the property offers a generously sized, fully enclosed garden, predominantly laid to lawn with a large patio area-ideal for outdoor entertaining. There is side access leading to the front of the property, which benefits from one off-road parking space.

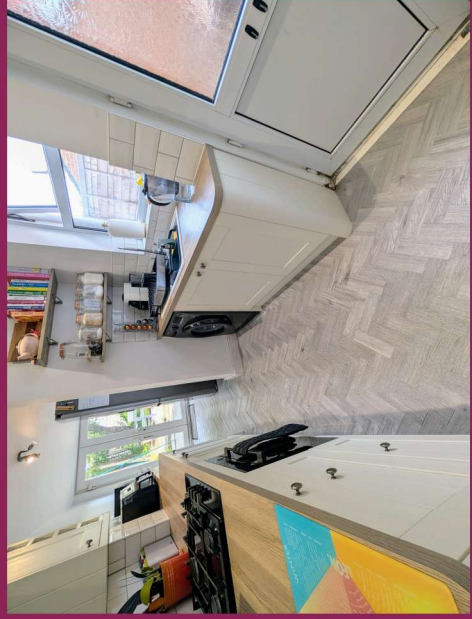
SERVICES:

The property offers mains gas, water and electric. Gas fired central heating.

TENURE:

The property is FREEHOLD and will be sold with vacant possession.





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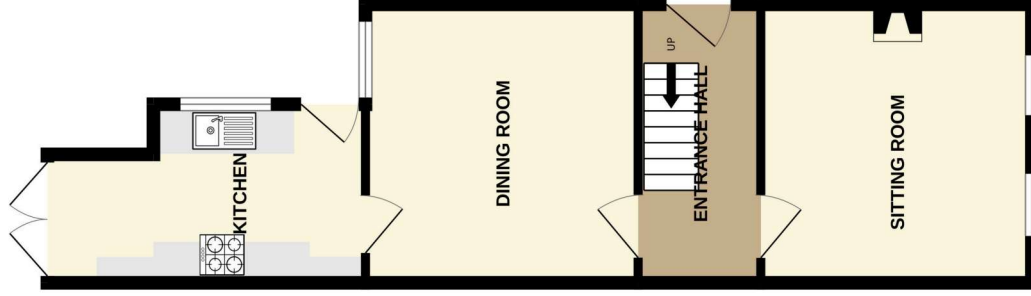


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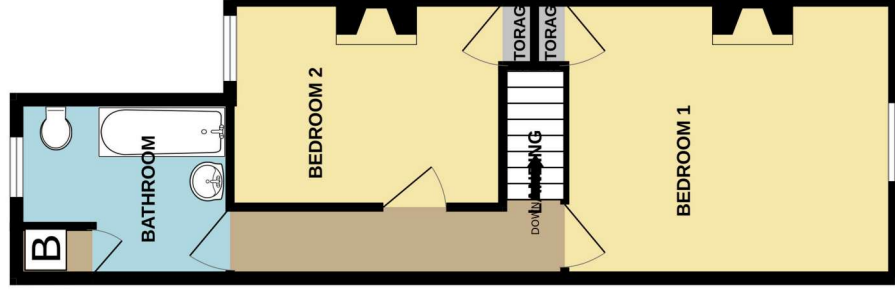


14, The Traverse, Bury St Edmunds, IP33 1BJ

GROUND FLOOR



1ST FLOOR



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