



Nansen Road  
Ipswich IP3 9HP

£189,950 Freehold

**MaxwellBrown**

Independent Property Agents

This spacious older style terrace house, situated south east of the centre of town giving easy access to a wide range of local amenities and A14 Junction 57. The property has recently been completely redecorated throughout and has new carpet to the stairs and first floor. Accommodation includes Hall, Lounge, large kitchen/diner, 2 double bedrooms and large bathroom with separate bath & shower. The house has full double glazing, gas central heating, off road parking to the front and a rear garden of approx. 70' depth.



# Nansen Road, Ipswich IP3 9HP

Composite sealed unit double glazed door to:

## Entrance hall:

With stairs to first floor newly fitted carpet, radiator,

Doors to:

## Lounge:

Sealed unit double glazed window to front, vertical blinds, Valor Gas fire with Pine surround, understairs cupboard, radiator, Honeywell thermostat, TV aerial socket, door to:

## Kitchen/diner:

Fitted with a range of wood grain effect units with stone effect worktops comprising single drainer stainless steel sink unit, worktops with cupboards and drawers under, eye level units, cooker point, plumbing for automatic washing machine, oak effect laminate flooring, Baxi combination gas fired boiler supplying hot water and central heating, tiled splashbacks, sealed unit double glazed window and part glazed door to rear.

## First floor landing:

With access to loft and door to:

## Bedroom 1:

Sealed unit double glazed to front, radiator, newly fitted carpet, built-in large cupboard and large walk-in over stairs cupboard, vertical blinds.

## Bedroom 2:

Sealed unit double glazed to rear, newly fitted carpet.

## Bathroom:

Fitted with a white suite of low level WC, pedestal wash basin, tiled cubicle with glazed door housing Triton Electric shower, tiled splashbacks, panelled bath with mixer tap, ceramic flooring, radiator, roller blind, sealed unit double glazed to rear.

## Outside:

The front garden is laid to concrete strips and shingle allowing parking space with wrought iron gates to road.

To the rear there is a garden which is approximately 72' deep x 21' wide (22m x 6.4m) deep with a paved patio and lawned areas, mature trees and shrubs. The garden is enclosed by close boarded and chain link fencing. Side pedestrian access leads to the front.

## Council tax:

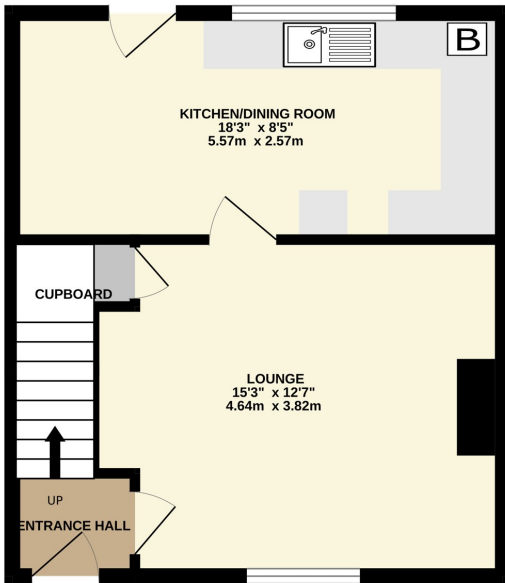
The property is in band 'B' payable to Ipswich Borough Council:

## Broadband speeds:

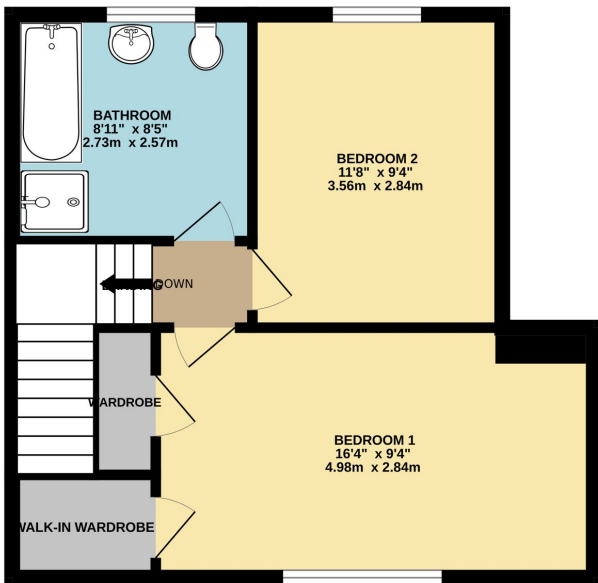
Standard	14 Mbps	1 Mbps	Good
Superfast	67 Mbps	16 Mbps	Good
Ultrafast	1000 Mbps	1000 Mbps	



GROUND FLOOR  
378 sq.ft. (35.2 sq.m.) approx.



1ST FLOOR  
412 sq.ft. (38.3 sq.m.) approx.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D	59   D	
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 790 sq.ft. (73.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

