



**Spring Road, IPSWICH IP4 5LZ**



**welcome to**

## **Spring Road, IPSWICH**

**\*\*END TERRACE HOUSE \*\*HALLWAY \*\*TWO RECEPTION ROOMS \*\*UPSTAIRS BATHROOM \*\*SOME ORIGINAL FEATURES \*\*THREE BEDROOMS  
\*\*OUTSIDE TOILET AND STORAGE \*\*EAST IPSWICH \*\*CLOSE TO ALL AMENITIES**



### **Entrance Door Into-Hallway**

\*\*Stairs to first floor

### **Living Room**

12' 9" Into bay x 10' 2" ( 3.89m Into bay x 3.10m )

\*\*Square bay to the front with two double glazed windows

\*\*Wood flooring

### **Dining Room**

10' 9" x 10' 4" ( 3.28m x 3.15m )

\*\*Double glazed window to the rear

\*\*Wood flooring

### **Kitchen**

9' 3" x 8' 2" ( 2.82m x 2.49m )

\*\*One and a quarter sink unit with tap over

\*\*Adjoining work surface with under cupboards and drawers

\*\*Matching base units

\*\*Wall mounted boiler

\*\*Space for range cooker/washing machine and fridge

\*\*Double glazed window and door to side

\*\*Understairs storage

\*\*Walk in pantry with window to the rear

### **Landing**

\*\*Built in storage

### **Bedroom One**

13' 5" Into Square Bay x 12' 9" ( 4.09m Into Square Bay x 3.89m )

\*\*Double glazed square bay window to the front

\*\*Additional double glazed window to the front

### **Bedroom Two**

8' 2" x 6' 9" ( 2.49m x 2.06m )

\*\*Double glazed window to the rear

### **Bedroom Three**

11' 2" Max x 8' 3" ( 3.40m Max x 2.51m )

\*\*Double glazed window to the rear

### **Bathroom**

\*\*Enclosed bath with shower over

\*\*Wash hand basin

\*\*Low level W/C

\*\*Part tiled walls

\*\*Tiled flooring

\*\*Obscured double glazed window to the side

### **Outside**

#### **Front Garden**

\*\*Enclosed by small panel fencing

\*\*Tiled pathway to front door

\*\*Gate access into-

#### **Rear Garden**

\*\*Enclosed by panel fencing

\*\*Mainly laid to lawn

\*\*Large raised decking area with cover

\*\*Outside working W/C

\*\*Built in storage



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## Spring Road, IPSWICH

- EAST IPSWICH
- END TERRACE HOUSE
- TWO RECEPTION ROOMS
- UPSTAIRS BATHROOM
- THREE BEDROOMS

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers in excess of

**£235,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
IPW103921 - 0010

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