



**Bulwer Road, Ipswich, IP1 2JR**

**welcome to**

## **Bulwer Road, Ipswich**

This mid-terraced home benefits from two double bedrooms, a lounge with an opening to the dining room, a modern kitchen, a modern 1st floor bathroom and an un-overlooked rear garden.

### **Agents Note:**

Please note this property has a new front door installed and a drimaster in the ceiling.

### **Entrance Hall**

Carpet flooring and a door to the lounge.

### **Lounge**

Double glazed window to the front, wood effect flooring, one radiator and an opening to the dining room.

### **Dining Room**

Double glazed window to the rear, wood effect flooring, one radiator and an opening to the lounge.

### **Kitchen**

Double glazed window to the rear, a door to the side, tiled flooring, eye units in white, base units in black, a sink, an integrated oven with gas hob and extractor hood, space for appliances, a wall mounted boiler and tiled splashback.

### **First Floor Landing**

An airing cupboard, loft hatch and carpet flooring.

### **Master Bedroom**

Two double glazed windows to the front, wood effect flooring and one radiator.

### **Bedroom Two**

Double glazed window to the rear, carpet flooring and one radiator.

### **Bathroom**

Low level WC, pedestal wash hand basin, a bath, part tiled walls, a shower with glass enclosure and panelled splashback, grey wood effect flooring and one radiator.

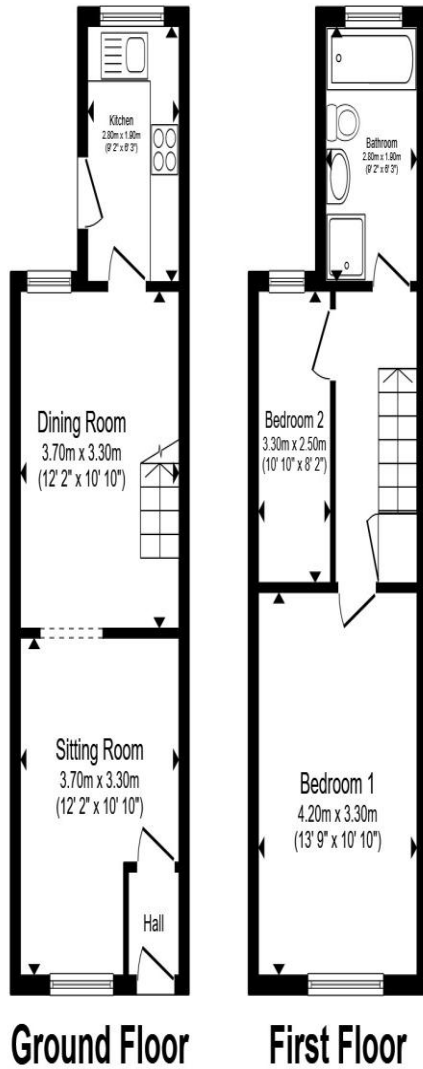
### **Outside:**

#### **Front Garden**

A walled border with steps up to the front door and a side access leading to the rear garden.

#### **Rear Garden**

An un-overlooked rear garden with a block paved seating area, a grassed area, an outside tap and light, a side access and a fully enclosed border.



Total floor area 60.5 m<sup>2</sup> (652 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



**welcome to**  
**Bulwer Road,**  
**Ipswich**

- INVESTORS ONLY
- Tenant in situ paying £900 pcm
- Two double bedrooms
- Lounge with an opening to dining room
- Modern kitchen

Tenure: Freehold EPC Rating: D  
Council Tax Band: A

offers in excess of  
**£140,000**



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Property Ref:  
IPS121386 - 0004

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