



**Salisbury Road, Ipswich, IP3 0NW**

**welcome to**

## **Salisbury Road, Ipswich**

This well-presented, semi-detached home benefits from a separate lounge and dining room, a ground floor bathroom, four bedrooms, one created from a loft extension, a basement and a large rear garden.

### **Entrance Hall**

Carpet flooring, one radiator and a door to the basement.

### **Lounge**

Carpet flooring, double glazed bay window to the front, one radiator, TV point and a gas fire.

### **Dining Room**

Wood effect flooring, one radiator and double glazed window to the rear.

### **Kitchen**

Wood effect flooring, double glazed window to the side, eye and base level units in wood with wood effect worktop surfaces, space for appliances, tiled splashback, a sink plus drainer and chrome mixer tap, one radiator, access through to the bathroom and garden and a storage cupboard housing the boiler.

### **Ground Floor Bathroom**

Blue tiled effect flooring, one radiator, double glazed window to the side, extractor fan, low level WC, wash hand basin with chrome mixer tap and a bath with chrome mixer tap and shower attachment.

### **First Floor Landing**

Carpet flooring and fuse box.

### **Master Bedroom**

Double glazed window to the front, an understairs storage space, carpet flooring, one radiator and a built in wardrobe.

### **Bedroom Two**

Carpet flooring, double glazed window to the rear and one radiator.

### **Bedroom Three**

Carpet flooring, one radiator and double glazed window to the rear, allowing access to the roof.

### **Bedroom Four**

Stairs up, wood effect flooring, one radiator, double glazed window to the rear, a further Velux window to the front and storage space. This bedroom is a loft conversion.

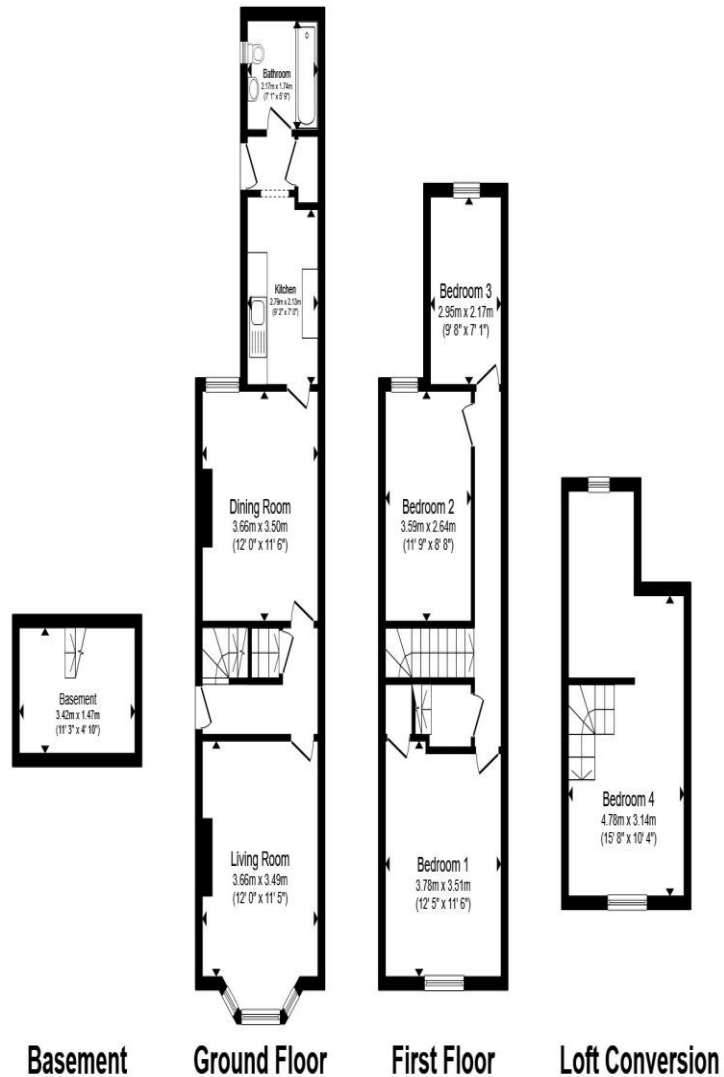
### **Basement**

With power, concrete floor, a gas meter and storage space.

### **Outside: Rear Garden**

Large rear garden with a fully enclosed border, a patio seating area, a side access, steps onto a grassed area, a pathway to the shed, an outside tap, shrubs, a tree and a bike storage.





Total floor area 112.0 m<sup>2</sup> (1,206 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**  
**Salisbury Road,**  
**Ipswich**

- Four bedrooms
- Seperate dining room
- Ground floor bathroom
- Loft conversion creating a 4th bedroom
- Large rear garden

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

**£250,000**



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