



**Freehold Road, Ipswich IP4 5HN**

**welcome to**

**Freehold Road, Ipswich**

Within East Ipswich, this three-bedroom home is ideal for families, with easy access to local schools, and amenities. Offering three bedrooms and two reception rooms as well as pleasant garden. Early viewing is strongly advised.



### **Entrance Hall**

Entrance hall with stairs rising to the first floor with under stairs storage cupboard and doors off.

### **Cloakroom**

Window to side aspect and low level WC.

### **Lounge**

12' 6" into bay x 11' 5" ( 3.81m into bay x 3.48m )  
Double glazed bay window to front aspect.

### **Dining Room**

11' 6" x 9' 4" ( 3.51m x 2.84m )  
Located towards the rear of the property. Window to rear aspect.

### **Kitchen**

11' 3" x 8' 6" ( 3.43m x 2.59m )  
Double glazed window to side. Range of floor and wall units with coordinated work surfaces. Tiling to the floor. Inset sink draining unit. Space for washing machine and dishwasher.

### **Conservatory**

7' 7" x 5' 8" ( 2.31m x 1.73m )  
Double glazed window to rear. Doors to rear leading to garden.

### **First Floor Landing**

Storage cupboard,

### **Bedroom One**

5' 11" into bay x 11' 8" ( 1.80m into bay x 3.56m )  
Double glaze bay window to front. Radiator. Built in wardrobes.

### **Bedroom Two**

11' 6" x 9' 5" ( 3.51m x 2.87m )  
Double glaze window to rear. Radiator.

### **Bedroom Three**

9' x 8' 5" ( 2.74m x 2.57m )  
Window to rear aspect, radiator

### **Bathroom**

Pedestal wash hand basin and bath. Double glazed window to side.

### **External Details**

To the front of the property there is a driveway providing off road parking for multiple vehicles.

To the rear of the property, the delightful rear garden has a range of mature plants, shrubs and trees. A pathway leads through the garden and there is a rear gate.



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## Freehold Road, Ipswich

- EAST IPSWICH
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- OFF ROAD PARKING
- CONSERVATORY

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

# £240,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
IPW103946 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01473 721965**



[IpswichEast@williamhbrown.co.uk](mailto:IpswichEast@williamhbrown.co.uk)



33 Woodbridge Road East, IPSWICH, Suffolk,  
IP4 5QN



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**