



Waterloo Road, Ipswich, IP1 4EA

welcome to

Waterloo Road, Ipswich

This beautiful, three bedroom, end-terraced home benefits from a lounge, a separate dining room, a ground floor bathroom, a 1st floor shower room, a garage and one off street parking space to the rear.



Entrance Hall

12' 4" x 5' 8" (3.76m x 1.73m)

Tiled flooring, front door, one covered radiator, an understairs storage cupboard and doors to the kitchen and lounge.

Lounge

12' x 12' 4" (3.66m x 3.76m)

Carpet flooring, double glazed bay window to the front with fitted shutters, a further double glazed window with fitted shutters, a fully functioning and regularly used fireplace, with wooden mantle, fitted shelving either side of the chimney breast and one radiator.

Dining Room

12' 2" x 12' 4" (3.71m x 3.76m)

Wood flooring, a door leading to the kitchen, space for a table and chairs, wall hung lights, suspended lights, a feature fireplace, double glazed window to the front with fitted shutters and one radiator.

Kitchen

8' 3" x 9' 1" (2.51m x 2.77m)

Tiled flooring, eye and base level units in white with solid oak worktop surfaces, double glazed window to the side with fitted shutters, a wall mounted boiler, a butler sink with gold mixer tap, space for a washing machine and fridge/freezer, an integrated oven with electric hob and extractor hood, one radiator, suspended lights, a door leading to the rear garden and a further door leading to the ground floor bathroom.

Ground Floor Bathroom

8' 7" x 5' 9" (2.62m x 1.75m)

Tiled flooring, a bath with shower attachment, pedestal wash hand basin, one radiator, fully tiled walls and double glazed windows to the side and rear.

First Floor Landing

18' 5" x 12' 3" (5.61m x 3.73m)

Carpet flooring, double glazed window with fitted shutters and doors to all bedrooms and the shower room.

Master Bedroom

12' 4" x 9' 8" (3.76m x 2.95m)

Carpet flooring, one radiator, double glazed window to the front with fitted shutters, a full wall of built in wardrobes and suspended lights.

Bedroom Two

9' 9" x 9' 1" (2.97m x 2.77m)

Carpet flooring, one radiator, double glazed window to the front with fitted shutters and a fireplace with wooden mantle.

Bedroom Three

9' 6" x 6' 8" (2.90m x 2.03m)

Carpet flooring, one radiator, a fitted cupboard, double glazed window to the front with fitted shutters and a fireplace with wooden mantle.

First Floor Shower Room

9' 5" x 3' 4" (2.87m x 1.02m)

A shower with waterfall showerhead and glass enclosure, a decorative window, tiled flooring, low level WC, pedestal wash hand basin and one radiator.

Outside:

Front Garden

Shingle front garden with a low level brick wall border, a gate and pathway leading to the front door.

Rear Garden

A patio seating area, a lawned area, fully enclosed border, partially walled, hedging, shrubs, raised flower beds and a pathway leading to the off street parking space and garage, to the rear of the property.

Garage

16' 3" x 8' 2" (4.95m x 2.49m)

Parking

One off street parking space to the rear, next to the garage.



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Waterloo Road, Ipswich

- Three bedrooms
- Lounge & separate dining room
- Ground floor bathroom & 1st floor shower room
- One off street parking space to the rear
- Garage to the rear

Tenure: Freehold EPC Rating: E

Council Tax Band: B

guide price

£300,000 - £325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
IPS120390 - 0005

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