



**Bulstrode Road, Ipswich, IP2 8HA**

**welcome to**

## **Bulstrode Road, Ipswich**

This beautifully presented, light and airy property offers a contemporary feel while retaining some Victorian character. This two bedroom home is in walking distance to local shops, within vibrant independent pubs, the Riverside and amenities.

### **Location**

This property is located in Southern Ipswich, in a primarily residential area, only a short walk away from the train station and town centre. There is a convenience store and two takeaways in the vicinity

Ipswich is a thriving commuter town on the River Orwell, close to the Essex-Suffolk border, and benefits from its proximity to the A12 and A14, which offer easy access to Felixstowe, Bury St Edmunds and Colchester; and its manned train station which runs a regular service to London Liverpool Street and Lowestoft.

The town itself boasts a prosperous high street that supports two indoor shopping centres and a wealth of independent and chain stores; a hospital with additional medical and dental facilities; a number of schools and academies, along with the University of Suffolk and Suffolk New College; restaurants, cafes and takeaways catering a wide variety of cuisine's with something for every palate; outdoor parks and community green spaces; libraries, museums, cinemas, theatres, gyms and swimming pools, and additional entertainment and leisure pursuits; and a vibrant night life supported by pubs and bars, along with the popular Waterfront and Marina.

### **Lounge**

Double glazed window to the front, wood effect flooring, one radiator, TV point and black feature fireplace with original green tile surround. Please note there is no chimney in this property, the fireplace is a feature and does not work.

### **Dining Room**

Double glazed window to the rear, one radiator, wood effect flooring and an understairs storage cupboard housing the current vendors fridge freezer.

### **Kitchen**

Stylish kitchen with shaker style eye units in white and base units in navy, grey stone effect worktop surfaces, a black sink plus drainer unit and a brushed chrome mixer tap, an integrated oven with electric hob and extractor hood, a boiler, tiled splashback, space for a dishwasher, double glazed window to the side and a door leading to the rear garden.

### **First Floor Landing**

Wooden staircase with half wall panelling in white.

### **Master Bedroom**

Double glazed window to the front, one radiator, carpet flooring, a built in wardrobe and loft hatch.

### **Bedroom Two**

Double glazed window to the rear, one radiator, original floorboards and a door leading to the bathroom. This room is currently used as an office.

### **Bathroom**

A four piece bathroom with a corner shower with glass enclosure, tiled splashback and waterfall shower head, a bath with Victorian style taps, shower attachment and a beautiful, dual colour splashback, low level WC, pedestal wash hand basin with stylish chrome taps, a Victorian style chrome heated towel rail, wood effect flooring and a double glazed window to the rear.

### **Outside:**

#### **Rear Garden**

West facing rear garden with a large seating area finished in York stone chippings, perfect for enjoying the evening sun, a fully enclosed border, with partial bamboo screening, a hard standing area, an outside tap and light, a brick outhouse and a side gate leading onto the street.

#### **Brick Outhouse**

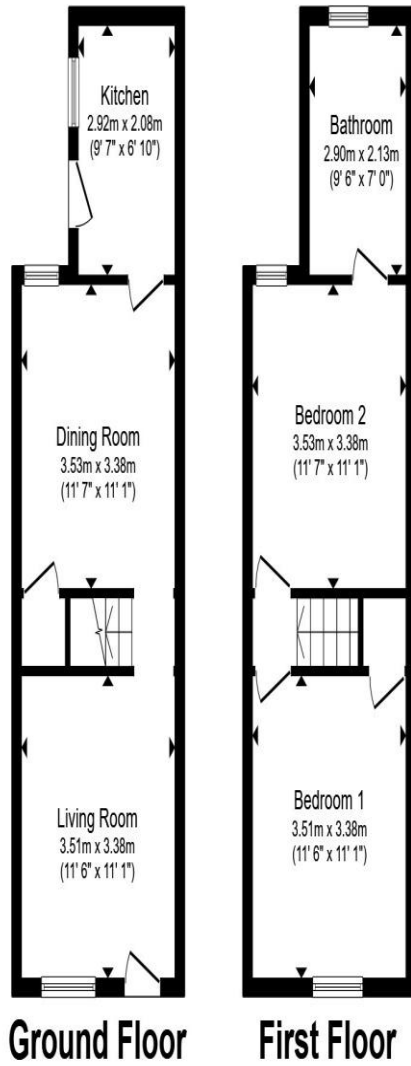
7' 6" x 4' 7" ( 2.29m x 1.40m )

With stylish grey cladding on the exterior, power and space for a washing machine, fridge/freezer and tumble dryer. This outhouse is currently used as a utility room.

### **Agents Note:**

\*Section 21- this vendor is a connected person to William H brown Estate Agents.

\*Please note this property has had a new roof fitted (still under warranty). The windows and doors also have warranty remaining.



Total floor area 67.1 m<sup>2</sup> (723 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**  
**Bulstrode Road,**  
**Ipswich**

- Beautifully presented 2 double bedroom terraced home
- Contemporary finishes throughout
- New roof
- Stunning 1st floor 4 piece bathroom
- West facing rear garden

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

**£170,000**



Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells

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Property Ref:  
IPS121384 - 0009

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