

Philip Road, Ipswich, IP2 8BQ

william h brown

welcome to

Philip Road, Ipswich

This Victorian, mid-terraced home boasts two double bedrooms, a cosy lounge, a spacious dining room, a modern fitted kitchen, an un-overlooked, landscaped rear garden with elevated views over Ipswich and permit parking.

Entrance Hall
Upon entry you are greeted with a long sweeping hallway with stylish Victorian style tiled flooring throughout and access to both reception rooms and the staircase.

Lounge
Beautifully presented, cosy lounge with a double glazed window to the front with fitted blind, carpet flooring, one radiator and TV point.

Dining Room
Spacious dining room with access to the kitchen, a double glazed window to the rear, wood effect flooring, one radiator, fitted shelving and a large understairs storage cupboard.

Kitchen
Modern kitchen with a range of eye and base level units in high gloss white with wood effect worktop surfaces, a stainless steel one and a half bowl sink plus drainer and chrome mixer tap, space for a fridge/freezer, cooker and washing machine, a fitted extractor hood, tiled splashback throughout, a wall mounted boxed in gas fired boiler, tiled flooring, a double glazed window to the side and a door leading to the garden.

First Floor Landing
Impressive wraparound landing with carpet flooring and a generous banister.

Master Bedroom
Large master bedroom with dual aspect windows overlooking the rear garden, carpet flooring and one radiator.

Bedroom Two
Double glazed window to the front, carpet flooring and one radiator.

Bathroom
Impressive, generous four piece bathroom boasting a corner bath with shower attachment and chrome mixer tap, a corner shower with glass enclosure, waterfall showerhead and further shower attachment, a Victorian style vanity sink with chrome mixer tap, tiled splashback, low level WC, grey heated towel rail, grey wood effect flooring, extractor fan, part tiled walls and a double glazed window to the rear.









Outside:

Front Garden
Walled border with a gate and a pathway leading to the front door.

Rear Garden
Beautifully presented, landscaped rear garden with a hard standing seating area with an additional patio seating area, a lawned area with raised flower beds to the left side, sleeper borders, a further patio area to the rear, which is perfect for enjoying the afternoon sun, an outside tap and light, a brick shed, a rear gate and elevated views across the Ipswich skyline.

Outdoor Utility Room
Accessible from the garden and housing the boiler.

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Philip Road, Ipswich

- Victorian terraced property
- Two double bedrooms
- Impressive 1st floor four piece bathroom
- Cosy lounge & spacious dining room
- Modern fitted kitchen

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

offers in excess of

£200,000



Total floor area 78.1 m² (840 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

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The Property Ombudsman

Property Ref:
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