



**Milnrow, Ipswich, IP2 0SN**

**welcome to**

## **Milnrow, Ipswich**

This well-presented, mid-terraced home benefits from two double bedrooms, a spacious lounge/diner, a modern 1st floor bathroom, a large, South-East facing rear garden, a garage and NO ONWARD CHAIN!

### **Agents Note:**

Please note the current vendor has made us aware that there are asbestos roof sheets on detached garage at bottom of garden.

### **Entrance Hall**

6' 2" x 3' 9" ( 1.88m x 1.14m )

Oak effect flooring, an understairs storage cupboard and one radiator.

### **Kitchen**

8' 2" x 7' 6" ( 2.49m x 2.29m )

Eye and base level units in teal with stone effect worktop surfaces, a stainless steel one and a half bowl sink plus drainer and chrome mixer tap, tiled splashback, space for a fridge/freezer, washing machine and cooker, fitted shelving, one radiator, a boiler and double glazed window to the front.

### **Lounge/Diner**

14' 4" x 13' 5" max ( 4.37m x 4.09m max )

Spacious, open plan room with a glazed door to the garden, double glazed window to the rear, allowing in ample natural light, oak effect flooring, one radiator and TV point.

### **First Floor Landing**

Carpet flooring.

### **Master Bedroom**

Spacious master bedroom with two double glazed windows to the rear, oak effect flooring, one radiator and a fitted, triple, sliding, mirrored wardrobe.

### **Bedroom Two**

Double glazed window to the front, oak effect flooring, one radiator and loft hatch.

### **Bathroom**

Fully tiled walls, tiled effect flooring, an airing cupboard, low level WC, vanity sink, a bath with overhead shower and glass screen, double glazed window to the front and chrome heated towel rail.

### **Outside:**

#### **Front Garden**

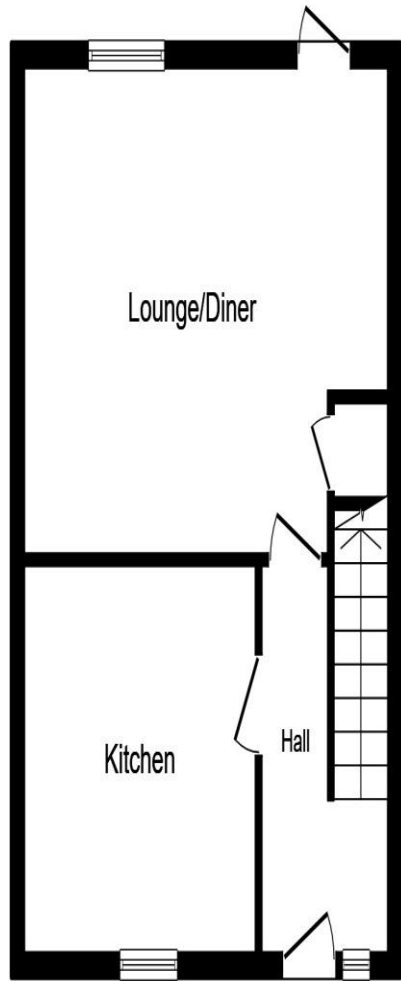
A grassed area, a pathway to the front door, a covered porch and a storage cupboard.

#### **Rear Garden**

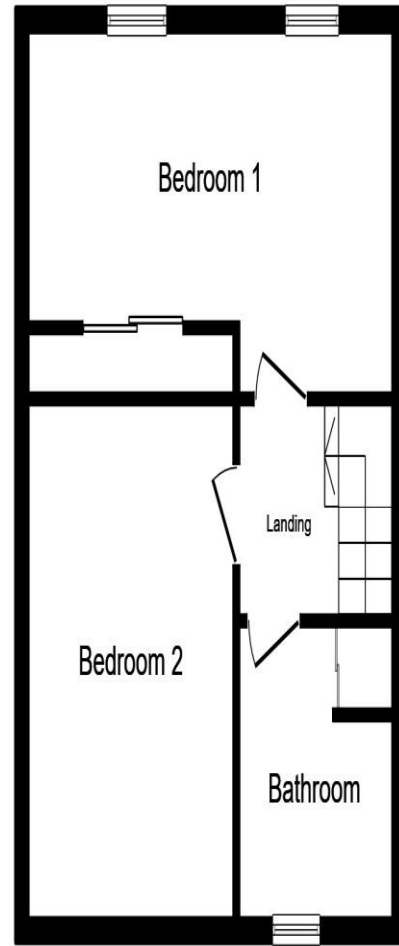
Generous, South-East facing rear garden with a grassed area, a patio area, a pathway leading to the rear of the garden, barn style doors to the garage and a fully enclosed border.

#### **Garage**

An up and over door to entry, power and barn style doors leading to the garden.



**Ground Floor**



**First Floor**



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**Milnrow,**  
**Ipswich**

- No onward chain
- Two double bedrooms
- Spacious lounge/diner
- Large, South-East facing rear garden
- Garage

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

**£200,000**



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