



**Sproughton Road, Ipswich, IP1 5AB**

**welcome to**

## **Sproughton Road, Ipswich**

This beautifully presented, mid-terraced home benefits from two bedrooms, a stylish ground floor bathroom, an open plan lounge/dining area and a COMPLETE ONWARD CHAIN!! This property would make an ideal First Time buy.

### **Lounge**

Open plan room with wood effect flooring, double glazed window to the front with fitted blind, fitted shelving, two storage cupboards, a gas fire, spotlights and TV point.

### **Dining Area**

Open plan to the lounge with wood effect flooring, an understairs storage, double glazed window to the rear with fitted blind and spotlights.

### **Kitchen**

Wood effect flooring, double glazed window to the side, a door to the side, eye and base level units in grey with grey marble effect worktop surfaces, a one and a half bowl sink plus drainer and chrome mixer tap, an integrated washing machine, dishwasher, fridge. freezer, bin store, electric oven and induction hob.

### **Ground Floor Bathroom**

Stylish bathroom with marble tiled effect flooring and walls, double glazed window to the side, chrome heated towel rail, enclosed WC, a vanity sink, a P bath with glass screen and overhead shower.

### **First Floor Landing**

Carpet flooring.

### **Master Bedroom**

Wood effect flooring, one radiator, double glazed window to the front and a built in, sliding, mirrored wardrobe.

### **Bedroom Two**

Carpet flooring, loft hatch, double glazed window to the rear and one radiator.

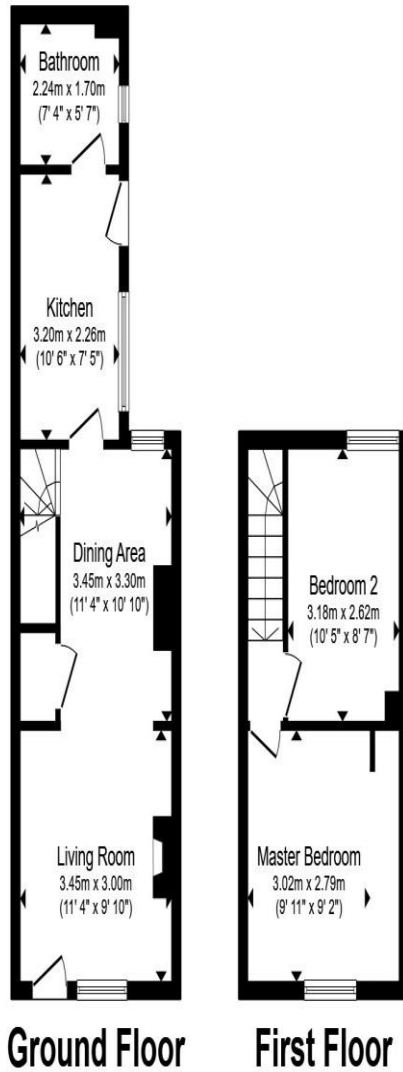
### **Outside:**

#### **Front Garden**

Steps up with a pathway to the front door, a brick wall border and a shingle area.

#### **Rear Garden**

A shared side access, a gate onto a patio seating area, a grassed area, a shed and a fully enclosed border.



Total floor area 55.7 m<sup>2</sup> (600 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**  
**Sproughton Road,**  
**Ipswich**

- Complete onward chain
- Two bedrooms
- Open plan lounge-dining area
- Ground floor bathroom
- Ideal First Time buy

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

offers in excess of  
**£160,000**



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Property Ref:  
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**william h brown**



**01473 226101**



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



16-18 Wolsey House, Princes Street, IPSWICH,  
Suffolk, IP1 1QT



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