



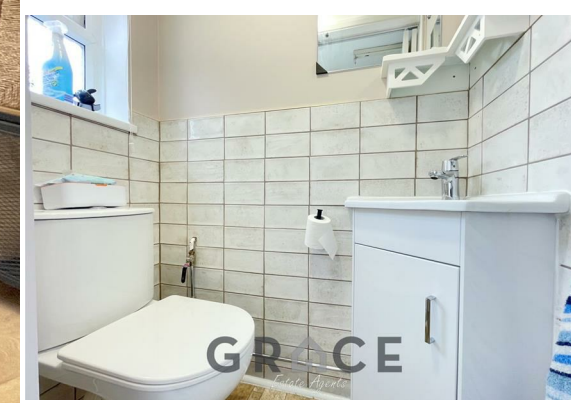
Faraday Road, Ipswich,
£230,000

GRACE

Estate Agents

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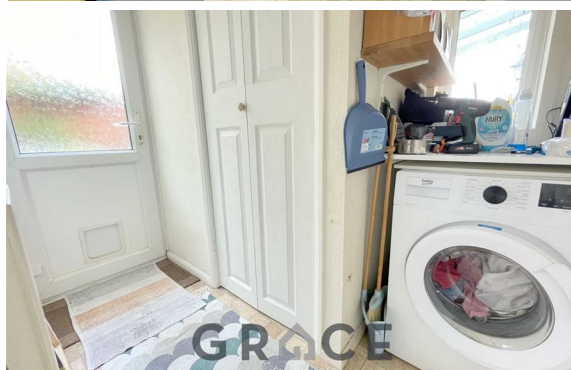
- **ESTABLISHED CHARACTER HOME**
 - **TWO DOUBLE BEDROOMS**
 - **TWO RECEPTION ROOMS**
- **CAN BE OPEN PLAN LIVING/DINER**
 - **FITTED KITCHEN**
 - **CLOAKROOM**
- **FIRST FLOOR FOUR PIECE BATHROOM**
- **GAS TO RADIATOR HEATING**
 - **DOUBLE GLAZING**
- **CLOSE TO FACILITIES AND SCHOOLING (IP4)**



A well presented bay fronted semi detached house located to the east of Ipswich close to amenities and schooling. (IP4)

PROPERTY:

A truly superb two bedroom, two reception older style semi detached house located in this popular east Ipswich (IP4) area. This bay fronted character home has both a living and a dining area which also be used as a lounge/diner. The modern kitchen leads through to a rear utility lobby with access to a ground floor cloakroom and door to the rear garden. Upstairs the landing leads to two good sized bedrooms and a modern four piece bathroom suite. Outside there is a small front garden with access to the rear garden. The rear garden extends to about 54ft has two patio areas and a timber shed. An early appointment to view this lovely home should be made to avoid genuine disappointment.



Council Tax: Band B
Ipswich



LOCATION:

The desirable East Ipswich location of this property gives easy access to Ipswich mainline train station & Derby Road station, bus routes, Ipswich hospital & colleges, Holywells Park, restaurants, shops & other amenities.

The property is extremely convenient for not only the highly sought after Copleston and Britannia Schools, but also for an excellent range of local shops and amenities with easy access into Ipswich town and waterfront or out onto the A14.

ENTRANCE HALLWAY:

Recessed entrance porch with access vis double glazed entrance door to:-stairflight to first floor landing, radiator and door to:-

LIVING ROOM:

11'5 x 10'5 (3.48m x 3.18m)
Double glazed bay window to front elevation, two radiators, inset log burner, wood laminate flooring and open to:-

DINING ROOM/SECOND

RECEPTION:
11'11 x 10'9 (3.63m x 3.28m)
Double glazed window to rear elevation, radiator, built in storage cupboard understairs and wood laminate flooring.

KITCHEN:

9'11 x 8'4 (3.02m x 2.54m)
Double glazed window to side elevation, wall mounted gas fired boiler, stainless steel single bowl sink unit inset to work top with cupboards under, a range of floor standing cupboards drawers and units with adjacent work tops, wall mounted matching cupboards, stainless steel filter hood over a four ring induction hob, with electric oven under, integrated fridge/freezer, integrated dishwasher, and tiled splashbacks.



REAR LOBBY/UTILITY AREA

8'0 x 5'6 red 2'9 (2.44m x 1.68m red 0.84m)
Double glazed window to rear elevation, double glazed door to garden and access to cloakroom.

CLOAKROOM:

4'5 x 2'4 (1.35m x 0.71m)
Double glazed frosted window to side elevation, low level WC, corner wash hand basin, with mixer tap, cupboard under and tiled splashbacks.

LANDING:

11'6 x 5'0 (3.51m x 1.52m)
Access to loft space, built in storage cupboard and doors to rooms.

BEDROOM ONE:

13'9 x 11'5 (4.19m x 3.48m)
Two double glazed windows to front elevation radiator and wood laminate floor.

BEDROOM TWO:

11'8 x 8'8 (3.56m x 2.64m)
Double glazed window to rear elevation and radiator.

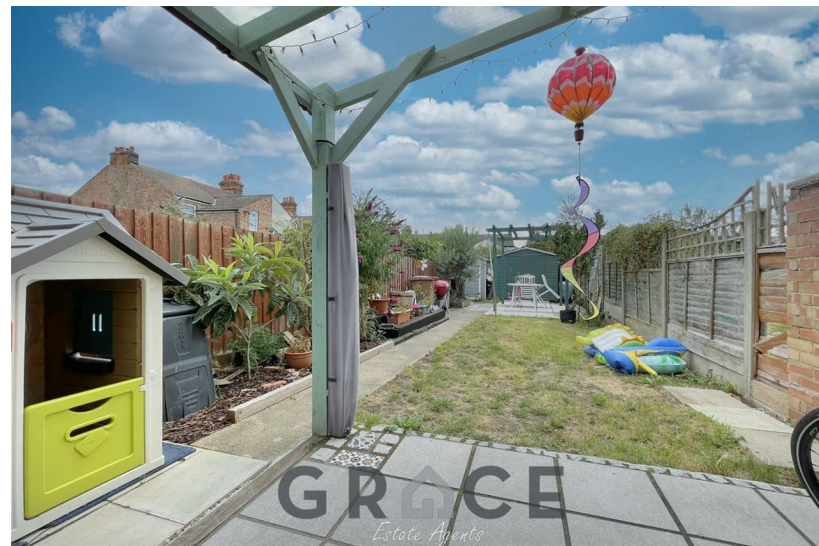
BATHROOM:

10'1 x 8'5 (3.07m x 2.57m)
Recessed lighting, extractor fan, double glazed frosted window to rear elevation, low level WC, large wash hand basin with mixer tap, shower unit with shower to wall tiled splashbacks and and screen door. Heated towel radiator.

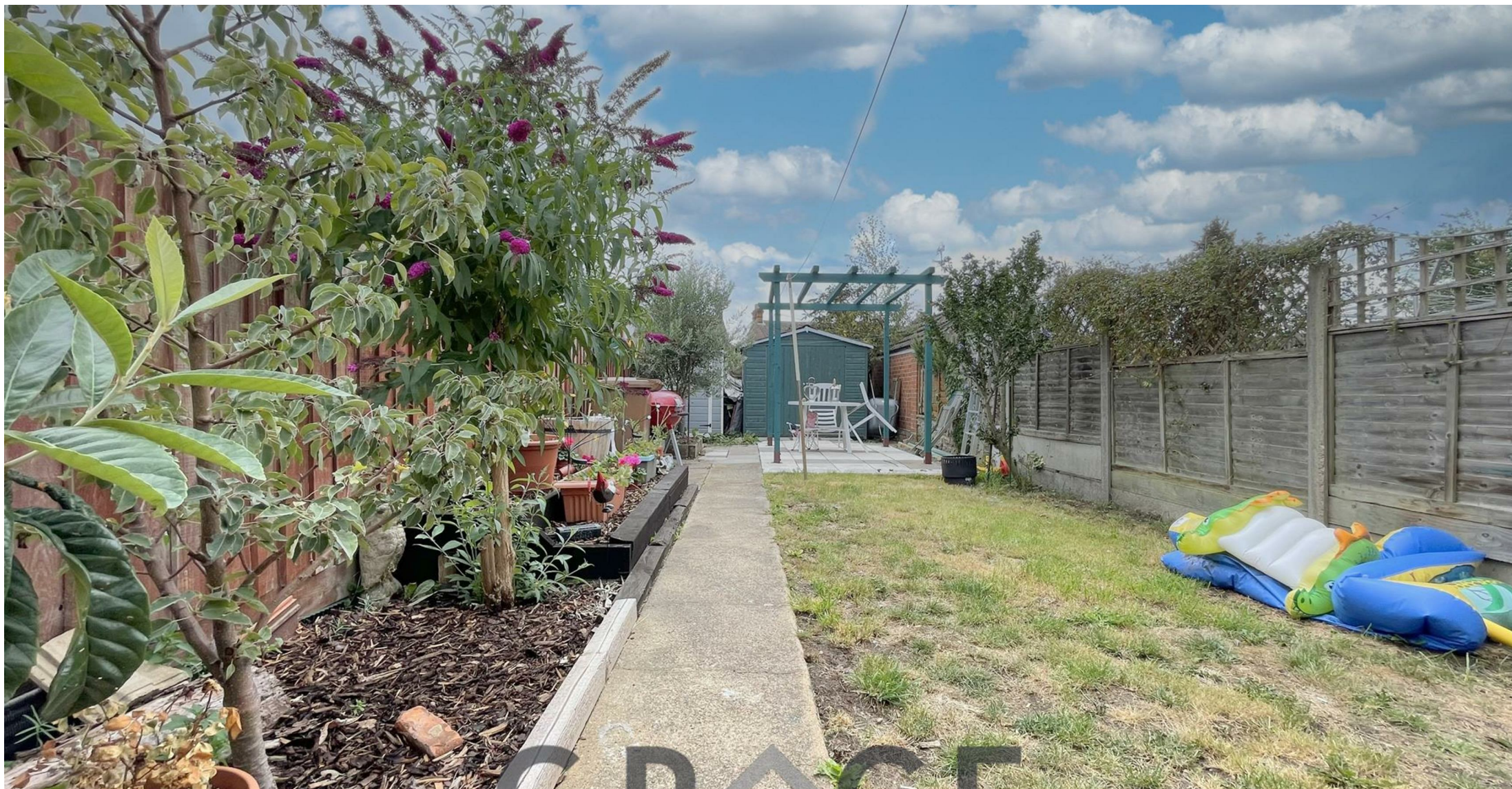
FRONT GARDEN:

Brick boundary wall, with coloured stones and paved pathway to front door.

REAR GARDEN:



Approximately 54ft in length, shared side access (for two properties) , paved patio , pergola, laid mainly to lawn, further rear patio and timber shed.

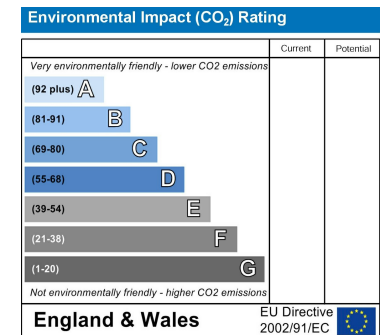
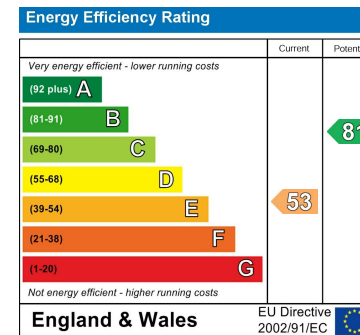
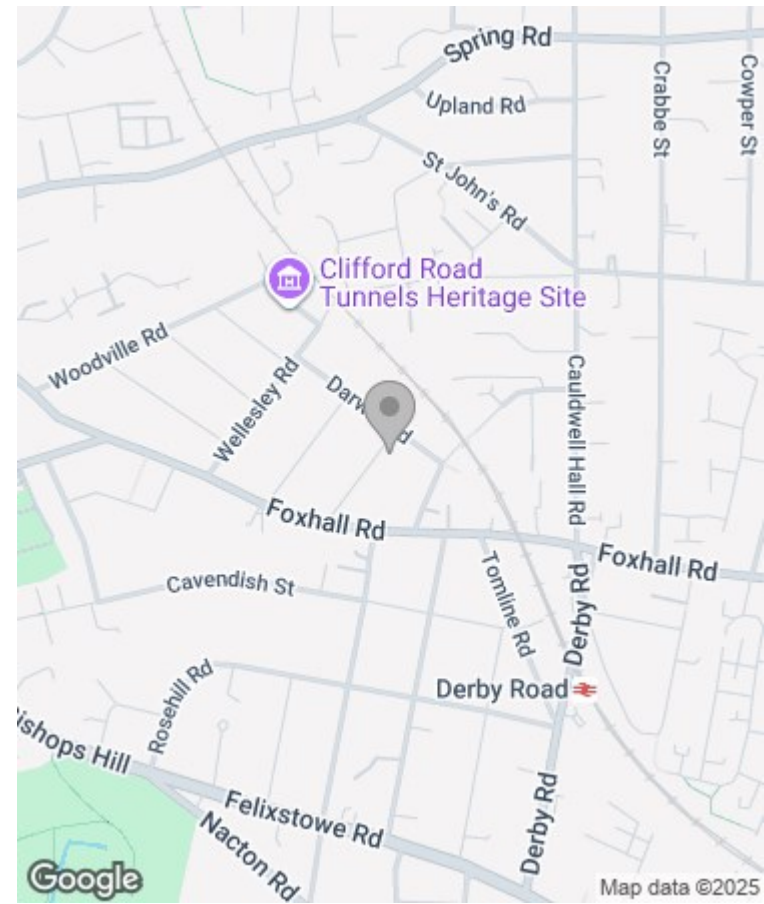


GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2025



Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

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