



Levington Road, Ipswich, IP3 0NJ

£200,000

- End Terrace House
- Dining Room
- Bathroom
- Popular Location
- Two Bedrooms
- Kitchen
- Garden
- Lounge
- Breakfast Room
- No Onward Chain

# Levington Road, Ipswich IP3 0NJ

Nestled in the sought-after area of Levington Road, this charming end-terraced house presents an excellent opportunity for those seeking a comfortable and inviting home. The property boasts a delightful layout, offering both privacy and space for professionals or a families.

Upon entering, you will be greeted by a fresh and modern atmosphere, enhanced by the newly laid carpets that flow throughout the home. This thoughtful update not only adds a touch of elegance but also ensures a warm and welcoming environment.

The popular location of Levington Road is a significant advantage, providing easy access to local amenities, schools, and parks, making it ideal for families and professionals alike. The surrounding area is known for its friendly community and convenient transport links.



#### Front entrance door

Leading to entrance hallway with stairs to first floor and radiator.

#### Lounge

13'7 x 12'0

Bay window to front, radiator and feature open fireplace.

#### Dining Room

11'6 x 10'6

Door to rear, feature open fireplace and radiator.

#### Kitchen area

10'4 x 8'4

Fitted with a range of base units and drawers with matching wall mounted cabinets, 1.5 bowl sink & drainer unit, built-in double oven & hob and tiled splash backs, radiator, window to side and space for a fridge freezer.

#### Breakfast Room

9'3 x 8'3

With window to side, French doors to side and radiator.

#### First Floor Landing

With loft access.

#### Bedroom 1

15'9 x 11'5

Two windows to front, radiator and feature cast iron fireplace.

#### Bedroom 2

11'4 x 10'5

Window to rear, radiator and feature cast iron fireplace.

#### Bathroom

Fitted with a suite comprising of panelled bath with shower over, tiled splash backs, pedestal wash basin and WC and bidet, built-in cupboard housing wall mounted boiler and window to rear.

#### Outside

To the front of the property there is a small enclosed front garden. The rear garden is predominantly laid to lawn with patio area and side gate that provides rear access.










While 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 errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee can be given for their operation or efficiency on the ground. Made with floorplan clicker

## Directions

## Viewings

Viewings by arrangement only. Call 01473 221 399 to make an appointment.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC 		
England & Wales		