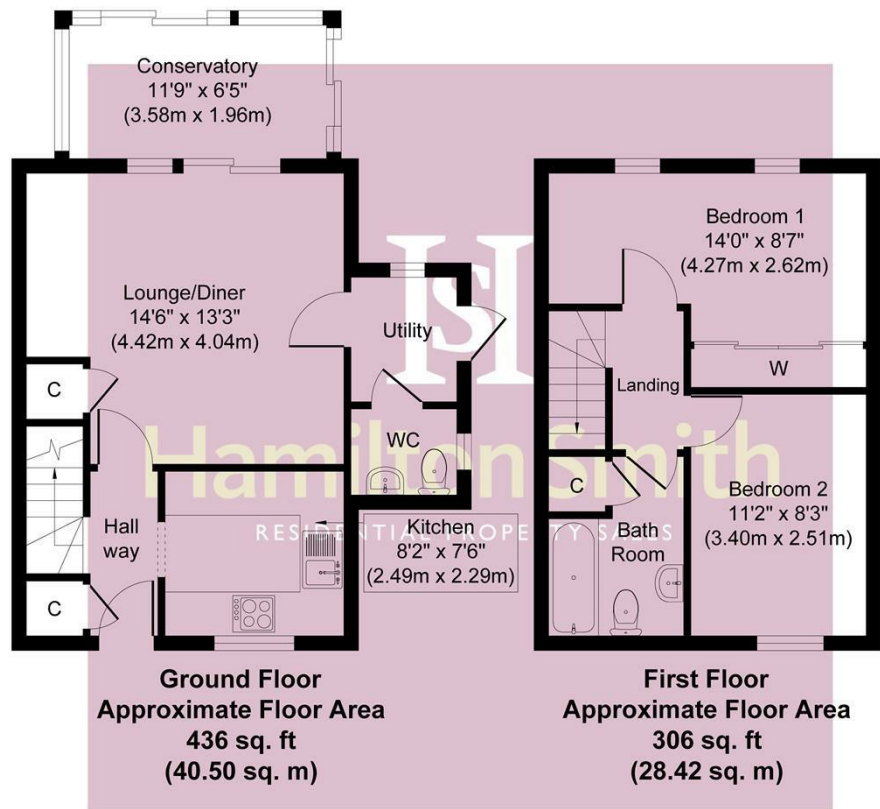
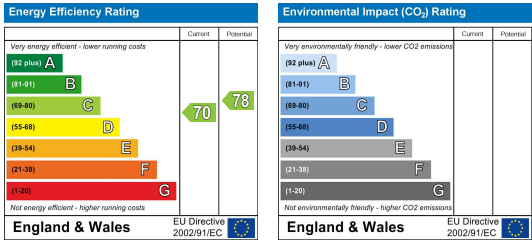




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 51 Milnrow, Ipswich IP2 0SN

£230,000

This delightful EXTENDED 2 bedroom end terrace house presents an excellent opportunity for those seeking a comfortable and inviting home. The property boasts two well-proportioned bedrooms, 1st floor bathroom, ground floor cloakroom, fitted kitchen & conservatory making it ideal for small families, couples, or individuals looking for extra space. Benefiting from 2 parking spaces and a garage.



# 51 Milnrow, Ipswich, IP2 0SN

## Ipswich

Ipswich is the county town of Suffolk and provides a comprehensive range of educational, commercial and recreational facilities and an excellent link to London Liverpool Street Railway Station (about 70 mins). The town has two shopping centres, shops, restaurants, bars, two multi screen cinemas, music & entertainment venues and many sports clubs and societies. The Waterfront docks has an on going regeneration providing an excellent marina, recently built high tech University & college, restaurants, bars and residential development.

This delightful EXTENDED 2 bedroom end terrace house presents an excellent opportunity for those seeking a comfortable and inviting home. The property boasts two well-proportioned bedrooms, 1st floor bathroom, ground floor cloakroom, fitted kitchen & conservatory making it ideal for small families, couples, or individuals looking for extra space.

The layout is both practical and appealing, ensuring that every corner of the house is utilised effectively.

The end terrace position offers added privacy and a sense of space, making it a desirable choice for prospective buyers.

Milnrow is a lovely area, known for its community spirit and accessibility to local amenities. Residents can enjoy nearby parks, shops, and schools, all within a short distance. Within easy reach is Suffolk One College, the Copdock Interchange, Tesco Superstore and bus routes into Ipswich town centre. This location provides a perfect blend of suburban tranquillity and urban convenience, making it an attractive option for those looking to settle in Ipswich.

In summary, this end terrace house in Milnrow is a wonderful opportunity for anyone seeking a charming and practical home in a friendly neighbourhood. With its two bedrooms, inviting reception room, cloakroom, utility, fitted kitchen, 1st floor bathroom, gas central heating, double glazed windows, secluded garden, off road parking for 2 cars and a garage it is sure to appeal to a variety of buyers. Do not miss the chance to make this lovely property your own.

## Double glazed door to

## ENTRANCE HALLWAY:

Doors off, radiator, stairs to 1st floor, cupboard, beautiful laminate wood flooring flowing through to the lounge.

## KITCHEN: 8'2 x 7'6 (2.49m x 2.29m)

With a range of wall and base units, sink and drainer, work tops, electric oven and hob with extractor over, space for appliances, double glazed window to front and a tiled floor.

## LOUNGE/DINER: 14'6 x 13'3 (4.42m x 4.04m)

Double glazed sliding doors to the conservatory, under stairs cupboard, radiator, laminate wood flooring, door off.

## CONSERVATORY: 11'9 x 6'5 (3.58m x 1.96m)

Doors to garden and a tiled floor.

## UTILITY:

Double glazed window to rear, double glazed door to outside, door to

## CLOAKROOM:

Double glazed window to side, W.C, hand wash basin and part tiled walls.

## 1st FLOOR LANDING:

Airing cupboard, doors off

## BEDROOM ONE: 14 x 8'7 (4.27m x 2.62m)

Double glazed window to rear, radiator and fitted wardrobe.

## BEDROOM TWO: 11'2 x 8'3 (3.40m x 2.51m)

Double glazed window to front and a radiator.

## BATHROOM:

Double glazed window to front, bath with electric shower over, W.C, hand wash basin, tiled floor & walls and a radiator.

## OUTSIDE:

To the front is a garden with mature shrubs, a said gate leads to the rear. Hardstanding space for 2 cars and a garage to the front.

The enclosed rear garden also enjoys space to the side of the house, there is a patio that wraps round and leads to a shed. The lawn, flower and shrubs beddings are well kept and has a decking area.

## IPSWICH OFFICE:

7 Great Colman Street, Ipswich, IP4 2AA TO VIEW PLEASE CALL 01473 253366 or email [ipswich@hamilton-smith.com](mailto:ipswich@hamilton-smith.com)

