



Cemetery Road | | Ipswich | IP4 2HZ

Guide Price £145,000

NICHOLAS
— ESTATES —

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Guide Price £145,000

No Onward Chain | Permit Parking (Subject to Fees) | Upstairs
Bathroom | Double Glazed

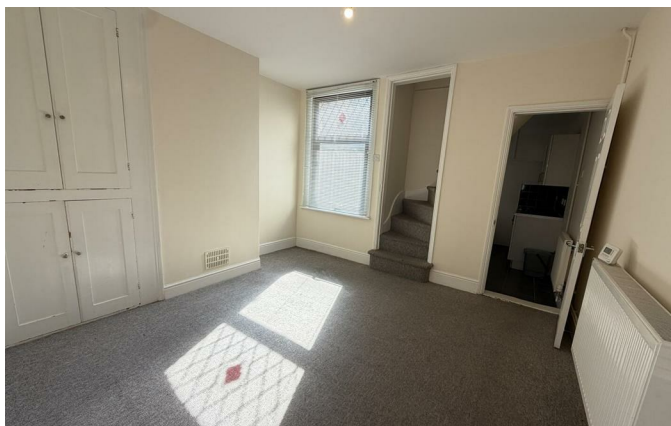
- No Onward Chain
- Permit Parking (Subject to Fees)
- Double Glazed Throughout
- 1st Floor Bathroom
- Gas Central Heating
- Close to Christchurch Park and Town Centre.

Lounge

Front door straight into living room, with front aspect double glazed window, carpet flooring, and Gas Radiator.

Dining Room

Rear aspect double glazed window, carpet flooring, gas radiator, opening to stairs, and door through to kitchen.



A two bedroom mid terrace house nearby to Christchurch Park. The accommodation comprises, lounge, dining room and kitchen. On the first floor the property offers, bathroom, main bedroom and bedroom two. Outside the rear garden is fully enclosed with an outbuilding and garden shed.



Kitchen

Understairs cupboard, side aspect double glazed window, space for washing machine and fridge/freezer, Integrated Hob and Oven with Extractor above. Door leading to the garden at side.

Landing

Carpet stairwell and landing, electric meter access, doors to first floor accommodation.

Bathroom

Rear aspect double glazed window, airing cupboard housing boiler. Panel Bath with Shower above, and shower screen attachment. W/C and hand wash basin. Heated Towel Rail.

Bedroom 2

Rear aspect window, carpet flooring, gas radiator.

Bedroom 1

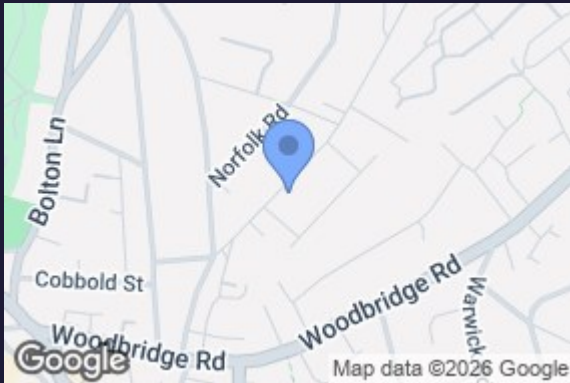
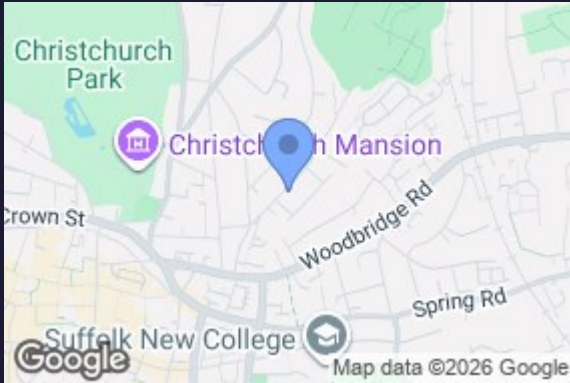
Front aspect double glazed window, carpet flooring, gas radiator.

Outside

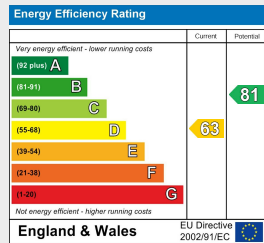
Patio walkway, garden shed at the back of the garden.

Out Building

Window to the side.



Council Tax Band A EPC Rating D



173 Hamilton Road
Felixstowe
Suffolk
IP11 7DR
01394 282828
felixstowe@yourhome.co.uk