



First Floor Flat, 29 Spring Road, Ipswich

Ipswich

Guide Price £155,000

First Floor Flat

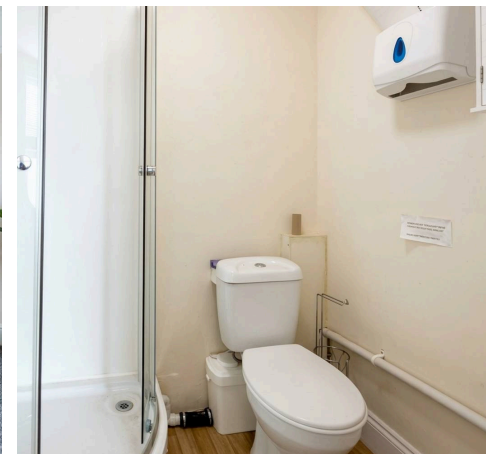
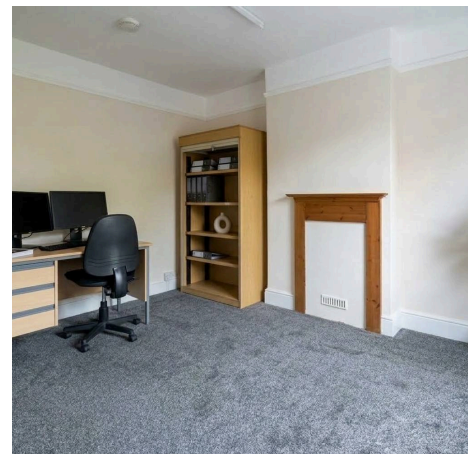
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An attractive and well-proportioned two-bedroom top-floor flat arranged over the first and second floors, offering flexible accommodation together with two shower rooms, useful storage, and allocated off-road parking.

The living room is a particularly spacious reception room, currently being used as an office but not intended for permanent use as such, with two windows overlooking the front aspect, allowing plenty of natural light. The room also benefits from built-in desk furniture, a useful storage cupboard and a door leading through to a shower room, fitted with a white suite comprising WC, corner wash hand basin and tiled corner shower enclosure.

Bedroom one is a generous double room positioned to the rear of the property, with a window overlooking the rear aspect. A feature wooden mantel surround provides an attractive focal point to the room.

The kitchen is fitted with a range of matching wall and base units with work surfaces incorporating a stainless steel sink and drainer with chrome mixer tap. Integrated appliances include an oven and four-ring halogen hob with extractor hood over, with additional space provided for further white goods. A window to the side aspect provides natural light, whilst the walls are partly tiled. The Baxi gas-fired boiler is also housed within the kitchen.



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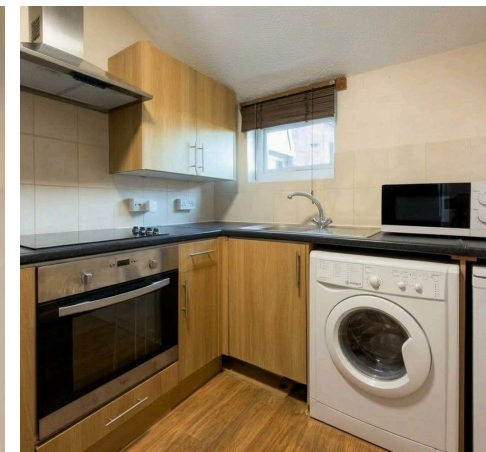
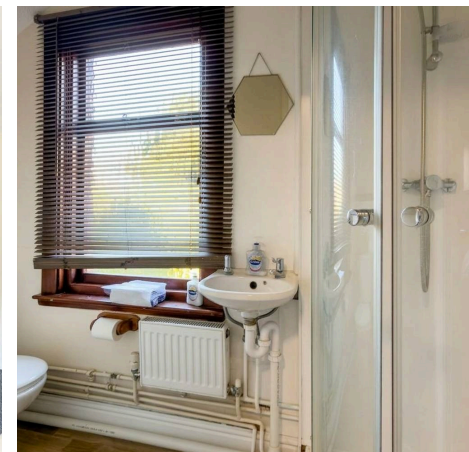
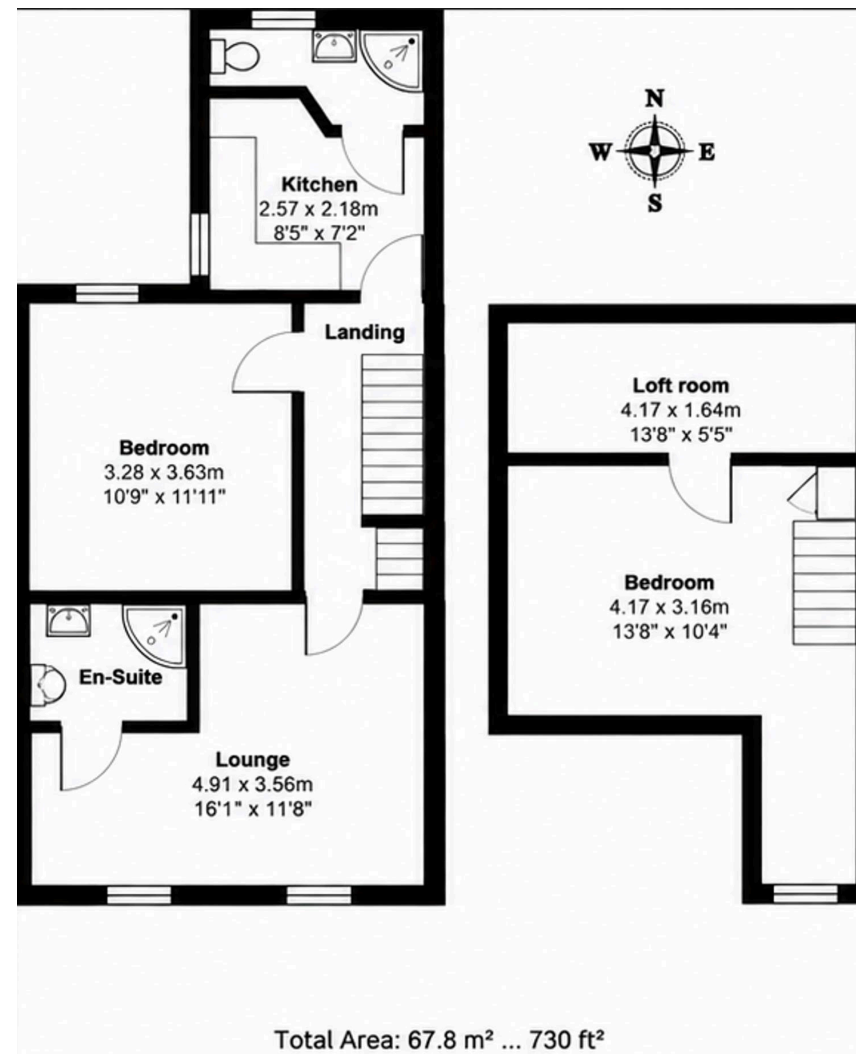
From the kitchen, a door leads through to a second shower room, fitted with a white suite comprising WC, wash hand basin and tiled corner shower enclosure. A frosted window to the rear provides natural light and ventilation.

Stairs rise to the second floor where there is a further attic bedroom, providing a good-sized and versatile second bedroom. The room benefits from a window to the front aspect, a useful storage cupboard and additional under-eaves storage.

Outside, the property is set well back from the road in a convenient position for both the town centre and college. To the front, the top-floor flat benefits from one allocated off-road parking space.

Council Tax band: A

Tenure: Leasehold



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Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



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