



Ground Floor Flat, 29 Spring Road, Ipswich

Ipswich

Guide Price £145,000

Ground Floor Flat

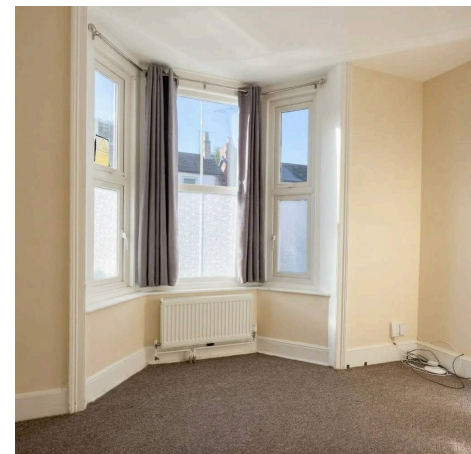
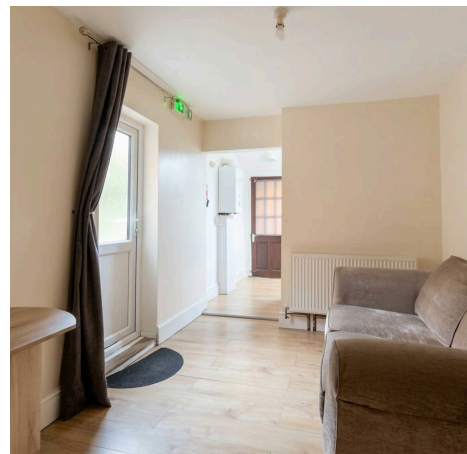
29 Spring Road, Ipswich

An attractive and well-proportioned two-bedroom ground-floor flat offering comfortable accommodation, with both bedrooms benefiting from their own en-suite shower rooms, together with useful additional basement storage and allocated off-road parking.

The front door opens into an entrance hall, providing access to the main accommodation as well as the basement storage area.

The sitting room is a comfortable reception space with a frosted window to the side aspect overlooking the terrace. An opening leads through to the kitchen, which 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 Cooke & Lewis four-ring halogen hob with extractor hood over. A skylight provides additional natural light, whilst a door gives access to the rear. The Baxi gas-fired boiler is also housed within the kitchen.

The principal bedroom is a good-sized double room featuring an attractive bay window to the front aspect. A door leads through to its own en-suite shower room, fitted with a white suite comprising WC, corner wash hand basin and tiled corner shower enclosure.



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Bedroom two is also a double room, positioned to the rear of the property with a window overlooking the rear aspect. This bedroom similarly benefits from its own en-suite shower room, fitted with a WC, corner wash hand basin and tiled shower enclosure.

A particularly useful feature of the property is the additional basement storage, providing excellent space for household items and general 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 ground-floor flat benefits from one allocated off-road parking space.

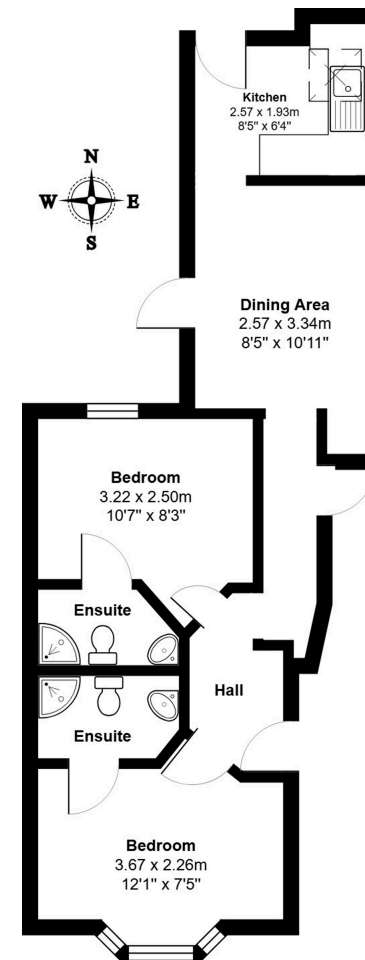
A side gate provides access to the private rear garden, which is predominantly laid to lawn with a paved terrace adjoining the rear of the property and incorporating a pleasant sun terrace. The garden is enclosed by a mixture of fencing, established hedging and brick walling, creating a well-defined and attractive outside space.

Council Tax band: A

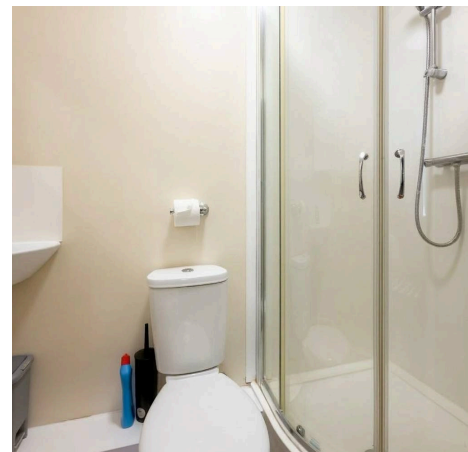
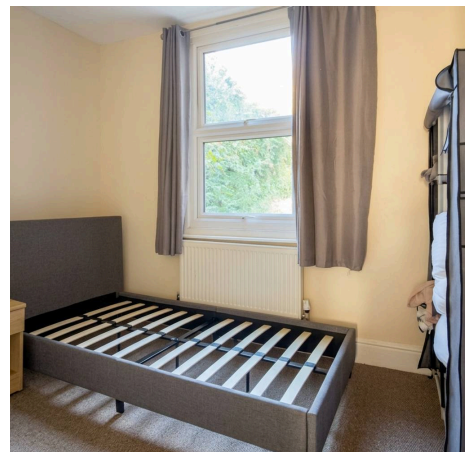
Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Total Area: 44.8 m² ... 483 ft²



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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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