

KEYSTONE



Cemetery Road, Ipswich, IP4 2HR
Offers In Excess Of £190,000

Period Terraced House
Lounge
Kitchen
First Floor Bathroom
Popular Location

Two Bedrooms
Dining Room
Ground Floor Shower Room
Enclosed Garden
No Onward Chain

Cemetery Road, Ipswich IP4 2HR

Nestled on Cemetery Road in town, this delightful period terraced house offers a perfect blend of character and modern living. With two spacious reception rooms, this home provides ample space for both relaxation and entertaining. The well-appointed kitchen flows seamlessly into the dining area, creating an inviting atmosphere for family gatherings or dinner parties.

The property boasts two comfortable bedrooms, each designed to provide a peaceful retreat at the end of the day. Additionally, there are two bathrooms, ensuring convenience for both residents and guests alike. The thoughtful layout of this home maximises space and light, making it feel both airy and welcoming.

One of the standout features of this property is that it comes with no onward chain, allowing for a smooth purchase process. Its prime location close to the town centre means that you will have easy access to a variety of shops, restaurants, and local amenities, making it an ideal choice for those who appreciate the convenience of urban living.



Front entrance door

Leading to hallway with stairs to first floor and radiator.

Lounge

13'2 x 11'2

Bay window to front and radiator.

Dining Room

11'9 x 11'6

Window to rear, feature open fireplace, radiator and built-in understairs cupboard.

Kitchen

10'1 x 7'8

Fitted with a range of base units and drawers with matching wall mounted cabinets, sink & drainer unit with tiled splash back, built-in cooker, washing machine & fridge freezer. radiator, wall mounted boiler, door to side and window to rear.

Inner Lobby

With built-in pantry with window to rear.

Shower Room

Fitted with a suite comprising shower cubicle, tiled splash backs, pedestal wash basin, WC, radiator, tiled flooring and tiled walls.

First Floor

Landing with built-in storage cupboard.

Bedroom 1

14'6 x 11'3

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

Bedroom 2

12'0 x 9'0

Window to rear, radiator, feature cast iron fireplace.

Bathroom

Fitted with a suite comprising of panelled bath, WC, pedestal wash basin, radiator, window to rear and tiled splashbacks.

Outside

To the front of the property there is a small enclosed front garden.

The rear garden is predominantly laid to lawn with raised deck area and flower borders.



Viewings

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

EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

