

Hampton Road, Ipswich, IP1 4AP

william h brown

welcome to

Hampton Road, Ipswich

This two bedroom, end-terraced home offers spacious and versatile accommodation, generous living space, modern interiors, newly fitted boiler, a study, ground floor bathroom and landscaped rear garden. Conveniently located close to local amenities and offering ample on street parking.

Entrance Hall
Oak effect flooring, front entrance door and access to both the study and lounge/diner.

Study
A useful additional reception space, ideal for home working, with double glazed window to the front, wood effect flooring and radiator. This room was formerly part of a larger living space and could potentially be re-integrated into the original layout if desired.

Lounge/Diner
A spacious, dual-purpose reception room with carpet flooring, radiator, a staircase to the first floor, an open archway leading to the kitchen and a glazed door providing access to the rear garden. A comfortable and versatile space for both relaxing and entertaining.

Kitchen
The kitchen is fitted with a range of eye and base level units in cream with wood effect worktop surfaces, double glazed window to the side, hard tile wood effect flooring, a stainless steel sink plus drainer and chrome mixer tap, an integrated double oven with electric hob and extractor hood, tiled splashbacks, space for a fridge/freezer and tumble dryer, space and plumbing for a washing machine, a large storage cupboard and a door leading to the bathroom.

Ground Floor Bathroom
Low level WC, vanity wash hand basin, a panelled bath with overhead shower and glass screen, fully tiled walls, hard tiled wood effect flooring, radiator and frosted double glazed window to the rear.

First Floor Landing
Providing access to both bedrooms.

Master Bedroom
A generous double bedroom with double glazed window to the front, carpet flooring and radiator.

Bedroom Two
Double glazed window to the rear, carpet flooring, radiator and an airing cupboard.









Outside

Front Garden
The property benefits from an attractive frontage with a walled border, a pathway leading to the front entrance, an artificial lawn area and a side access leading to the rear garden.

Rear Garden
A fully enclosed rear garden with a side access gate, an outside tap, external lighting, a hard standing patio area, a raised decking seating area, a grassed area, a shed to the rear and a further insulated shed/workshop. The garden is ideal for outdoor entertaining and practical everyday use.

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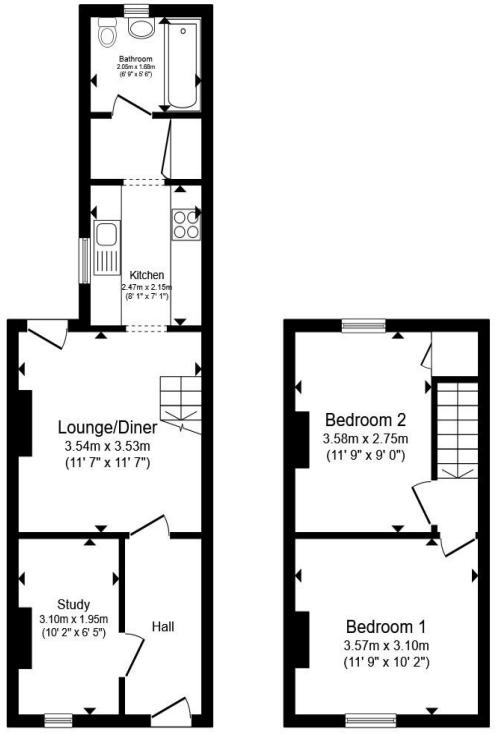
Hampton Road, Ipswich

- Two bedroom end-terrace house
- Spacious lounge/dining room
- Ground floor family bathroom
- Dedicated study/home office
- Landscaped rear garden with large insulated shed/workshop

Tenure: Freehold EPC Rating: E
Council Tax Band: A

£180,000



Total floor area 59.5 m² (641 sq.ft.) approx

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Property Ref:
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