



**Cemetery Road, Ipswich, IP4 2HZ**

**welcome to**

## **Cemetery Road, Ipswich**

This well-presented, mid-terraced home is larger than usual and benefits from three double bedrooms, a ground floor shower room, a 1st floor bathroom, a dining room, a relatively un-overlooked rear garden, permit parking and NO ONWARD CHAIN!

### **Entrance Hall**

Large, long sweeping entrance hall with a fitted mat, carpet flooring, one radiator, a large understairs storage cupboard, a window to the side and a curved staircase.

### **Lounge**

Double glazed window to the front, original floorboards, one radiator, a fitted fireplace and TV point.

### **Dining Room**

Double glazed window to the rear, carpet flooring and one radiator.

### **Kitchen**

Eye and base level units in wood with grey stone effect worktop surfaces, a stainless steel one and a half bowl sink plus drainer and chrome mixer tap, an integrated double oven with gas hob and extractor hood, an integrated fridge/freezer, space for a washing machine, tiled splashback, tiled flooring, a door to the garden and two double glazed windows to the side.

### **Ground Floor Shower Room**

Low level WC, pedestal wash hand basin, a shower with glass enclosure, white heated towel rail, tiled flooring, part tiled walls, fitted shelving, spotlights, extractor fan and double glazed window to the side.

### **First Floor Landing**

Split level landing with carpet flooring, loft hatch, fuse board and double glazed window to the side.

### **Master Bedroom**

Two double glazed windows to the front, carpet flooring, one radiator, a double fitted wardrobe and a fireplace.

### **Bedroom Two**

Double glazed window to the rear, carpet flooring, one radiator, a double fitted wardrobe and a fireplace.

### **Bedroom Three**

Double glazed window to the side, carpet flooring, one radiator and a fireplace.

### **Bathroom**

Double glazed window to the side, low level WC, pedestal wash hand basin, a bath with shower attachment, part tiled walls, one radiator and extractor fan.

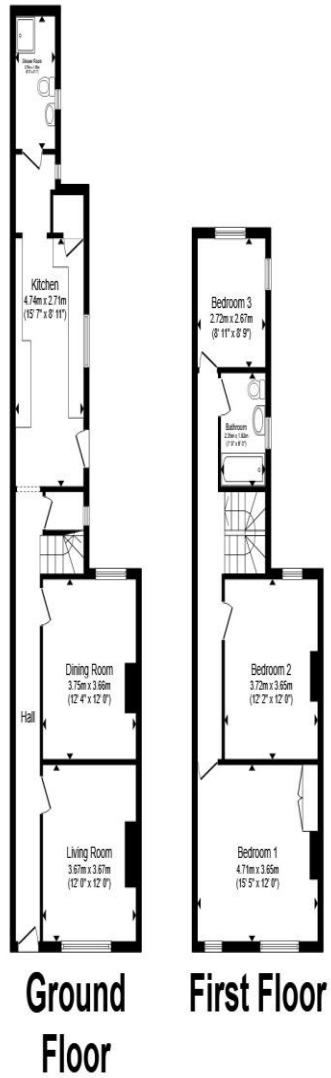
### **Outside:**

#### **Front Garden**

A walled border with an original tiled pathway to the front door, hedging and a gate.

#### **Rear Garden**

Relatively un-overlooked rear garden with a patio seating area, raised flower beds, sleeper borders, a grassed area, hedging, trees, a shed to the rear, a seating area with canopy and a rear access gate.



Total floor area 115.8 m<sup>2</sup> (1,247 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



**welcome to**  
**Cemetery Road,**  
**Ipswich**

- No onward chain
- Larger than usual mid-terraced home
- Enormous hallway & split level landing
- Three double bedrooms
- Ground floor shower room & 1st floor bathroom

Tenure: Freehold EPC Rating: D  
Council Tax Band: B

offers in excess of  
**£240,000**



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william h brown



**01473 226101**



[ipswich@williamhbrown.co.uk](mailto:ipswich@williamhbrown.co.uk)



16-18 Wolsey House, Princes Street, IPSWICH,  
Suffolk, IP1 1QT



[williamhbrown.co.uk](http://williamhbrown.co.uk)