



Alderman Road, Ipswich, IP1 2DU



welcome to

Alderman Road, Ipswich

This well-presented, mid-terraced home benefits from three double bedrooms, a modern kitchen/diner, a ground floor cloakroom, a 1st floor, 4 piece bathroom, off street parking to the rear and a block paved rear garden with large shed.



Entrance Hall

15' 4" x 6' 1" max (4.67m x 1.85m max)
Wood effect flooring, one radiator and an
understairs storage cupboard.

Cloakroom

4' 9" x 2' 7" (1.45m x 0.79m)
Low level WC, pedestal wash hand basin, tiled
flooring, fully tiled walls and double glazed window
to the front.

Lounge

17' 7" x 10' 4" (5.36m x 3.15m)
Double glazed window to the front, wood effect
flooring, one radiator, TV point and a tiled alcove.

Kitchen/Diner

16' 8" x 10' 6" (5.08m x 3.20m)
Open plan room with French doors to the garden,
tiled flooring throughout, one radiator, space for a
table, eye and base level units in high gloss grey with
marble effect worktop surfaces, a black one and a
half bowl sink plus drainer and chrome mixer tap, a
cooker to stay, space for a washing machine,
fridge/freezer and dishwasher and tiled splashback.

First Floor Landing

Two storage cupboards, carpet flooring and loft
hatch.

Master Bedroom

13' 3" x 10' 3" (4.04m x 3.12m)
Double glazed window to the rear, carpet flooring
and one radiator.

Bedroom Two

14' 2" max x 10' 5" (4.32m max x 3.17m)
Double glazed window to the front, carpet flooring
and one radiator.

Bedroom Three

8' 2" x 7' 3" (2.49m x 2.21m)
Double glazed window to the front, grey wood effect
flooring and one radiator.

Bathroom

7' 1" x 6' 2" (2.16m x 1.88m)
A shower with glass enclosure, a corner bath with
shower attachment, low level WC, wash hand basin,
fully tiled flooring and walls, extractor fan, chrome
heated towel rail and double glazed window to the
rear.

Outside: Front Garden

A walled border and a pathway leading to the front
door.

Rear Garden

A block paved rear garden, double gates to the rear,
allowing vehicular access, a large shed and an
outside tap.

Shed

18' 5" x 7' 5" (5.61m x 2.26m)
With power, light, tiled effect flooring and storage in
the rafters.



view this property online williamhbrown.co.uk/Property/IPS120900



welcome to

Alderman Road, Ipswich

- Three double bedroom
- 1st floor, 4 piece bathroom
- Ground floor cloakroom
- Modern kitchen/diner
- Off street parking to the rear

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

offers over

£210,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/IPS120900](https://www.williamhbrown.co.uk/Property/IPS120900)



Property Ref:
IPS120900 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01473 226101



ipswich@williamhbrown.co.uk



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



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)