





### Property Description

GUIDE PRICE : £190,000 - £200,000

A well presented three bedroom terraced home situated on the ever popular Gladstone Road in the sought after IP3 area of Ipswich. The property offers spacious and versatile accommodation throughout and benefits from a lounge, separate dining room, fitted kitchen, ground floor bathroom and three good-sized bedrooms. Further features included are an enclosed rear garden and the home has useful storage throughout. This could be an ideal for first-time or investor purchase and is being sold with no onward chain.

Gladstone Road is well positioned within the popular IP3 postcode, to the south-east of Ipswich town centre. The area is highly regarded for its excellent local amenities, including a range of shops, supermarkets and schools. The nearby Ipswich Waterfront offers a selection of restaurants, cafés and leisure facilities, while Ipswich town centre provides further retail and transport links, including a mainline railway station with direct services to London Liverpool Street. The A14 is also easily accessible, making this location ideal for commuters.

### Entrance Porch

Double glazed front door leading into:

### Entrance Hall

Wood effect flooring, door to dining room, archway to lounge.

### Lounge

Wood effect flooring, radiator, TV point, pendant light, double glazed window to front.

### Dining Room

Wood effect flooring, radiator, double glazed

window to rear, alcove with shelving, under stairs storage cupboard.

### Kitchen

Fitted with shaker-style wall and base units in cream with solid wood work tops, gas hob, electric oven, ceramic Butler sink with mixer tap, tiled splash backs, tiled flooring, double glazed window to side, wall-mounted boiler, extractor fan, space for under-counter fridge and freezer, spotlights.

### Inner Hall

Loft hatch, eye-level storage unit, plumbing for washing machine, radiator, double glazed door to garden.

### Ground Floor Bathroom

Grey tiled flooring and walls, heated towel rail, extractor fan, double glazed window to side, bath with chrome mixer tap and shower attachment, wash hand basin.

### Ground Floor Cloakroom

Tiled flooring, double glazed window to side, low level w/c, wash hand basin.

### First Floor Landing

Carpet flooring, loft hatch, fuse board and consumer unit.

### Bedroom One

Carpet flooring, radiator, two double glazed windows to front, storage cupboard, alcove with shelving.

### Bedroom Two

Carpet flooring, radiator, double glazed

window to rear, storage cupboard.

### **Bedroom Three**

Carpet flooring, radiator, double glazed window to rear, built-in wardrobe.

### **Outside**

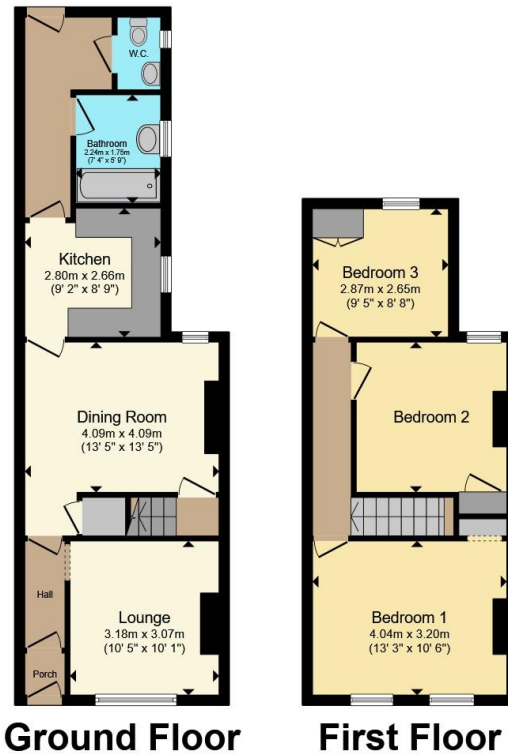
#### **Front Garden**

Walled frontage with pathway to entrance and stoned area.

#### **Rear Garden**

Fully enclosed rear garden with decked seating area, patio, lawn, rear access, outside tap and small shed.





Total floor area 84.7 m<sup>2</sup> (912 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)

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6 Princes Street  
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EPC Rating: D Council Tax  
 Band: B

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Tenure: Freehold



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