



Cemetery Road | | Ipswich | IP4 2HZ

Guide Price £175,000

NICHOLAS
— ESTATES —

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No Onward Chain | Permit Parking (Subject to Fees) | Upstairs
Bathroom | Double Glazed

- No Onward Chain
- Permit Parking (Subject to Fees)
- Double Glazed Throughout
- 1st Floor Bathroom
- Gas Central Heating
- Close to Christchurch Park and Town Centre.

Kitchen

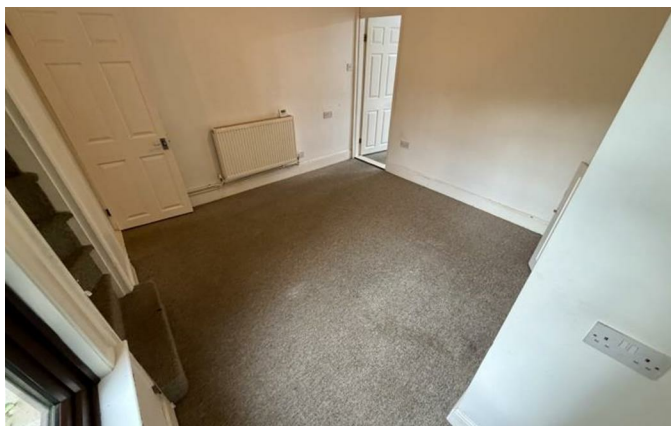
0'8"x0'7"x0'0" (2.58x2.10x0.00)

Understairs cupboard, side aspect double glazed window, space for under counter Fridge/Freezer, Integrated Hob and Oven with Extractor above. Door leading to the garden at side, and door to rear into:

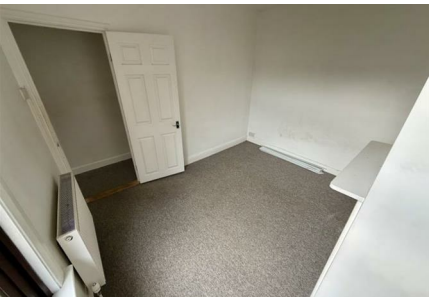
Bedroom I

0'11"x0'11"x0'0" (3.23x3.34x0.00)

Front aspect double glazed window, carpet flooring, gas radiator.



Beagle Property are pleased to offer the market this 2 bedroom mid terrace property nearby to Christchurch Park. The property comprises of Living Area, Dining Room, Kitchen with Outbuilding/Utility Room to the rear at Ground Floor Level, On the first f



Bedroom 2

0'11"x0'8"x0'0" (3.38x2.35x0.00)

Rear aspect window, carpet flooring, gas radiator.

Living Room

0'11"x1'0"x0'0" (3.34x3.60x0.00)

Front door straight into living room, with front aspect double glazed window, carpet flooring, and Gas Radiator.

Bathroom

0'7"x0'8"x0'0" (2.10x2.38x0.00)

Rear aspect double glazed window, airing cupboard housing boiler. Panel Bath with Shower above, and shower screen attachment. W/C and hand wash basin. Heated Towel Rail.

Outside

Patio walkway, with lawn area to center, garden shed at the back of the garden.

Dining Room

1'0"x0'11"x0'0" (3.59x3.43x0.00)

Rear aspect double glazed window, carpet flooring, gas radiator, opening to stairs, and door through to kitchen.

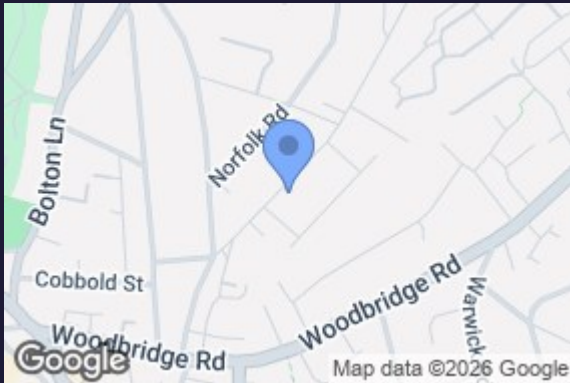
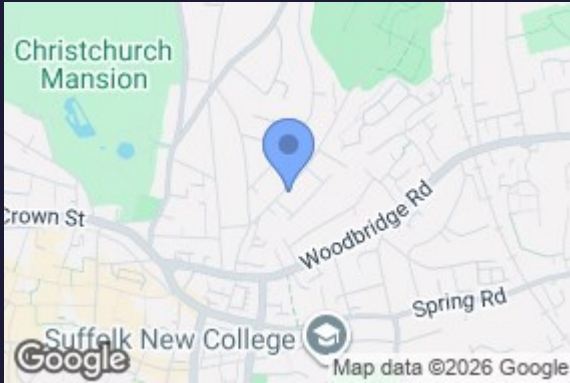
Landing

Carpet stairwell and landing, electric meter access, doors to first floor accommodation.

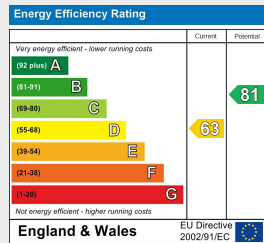
Utility/Out Building

0'4"x0'6"x0'0" (1.18x1.74x0.00)

Space and Plumbing for a Washing Machine, window to the side.



Council Tax Band A EPC Rating D



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