



Pearce Road, Ipswich, IP3 8HU

welcome to

Pearce Road, Ipswich

Offered with NO ONWARD CHAIN, this Victorian-style, two-bedroom, semi-detached home is situated in a popular East Ipswich location. Boasting an open-plan lounge/diner, conservatory, cloakroom, double garage and off-street parking, this home presents an excellent opportunity.

Agents Note:

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

Entrance Hall

- *Tiled lobby area
- *Carpet flooring on the remainder of the hallway
- *Radiator

Lounge

- *Stunning, open plan lounge
- *Double glazed, bay window to front
- *Carpet
- *Radiator
- *TV Point
- *Gas fire with original tiles
- *Fitted alcove
- *Open arch, leading to dining area

Dining Room

- *Double glazed window to rear
- *Carpet
- *Radiator
- *Fitted cabinets
- *Understairs storage cupboard
- *Open arch leading to lounge

Kitchen

- *Eye and base level units in white with stone effect worktops
- *Sink plus drainer and mixer tap
- *Stone effect flooring
- *Panelled splashback
- *Integrated oven, gas hob and extractor hood
- *Space for fridge/freezer, washing machine and dishwasher

- *Two double glazed windows to side
- *Door to conservatory

Conservatory

- *Double glazed windows to side and rear
- *Patio doors to garden
- *Carpet flooring
- *Electric radiator

Cloakroom

- *Low level WC
- *Carpet

First Floor Landing

- *Carpet
- *Storage cupboard
- *Loft hatch

Bedroom One

- *Two double glazed windows to front
- *Carpet
- *Radiator
- *Fitted wardrobes, cabinetry, vanity unit & storage

Bedroom Two

- *Carpet
- *Radiator
- *Double glazed window to rear

Bathroom

- *Low level WC
- *Pedestal wash hand basin
- *Bath with overhead shower
- *Part tiled walls
- *Tiled flooring
- *Radiator
- *Loft hatch
- *Double airing cupboard with boiler
- *Double glazed window to rear

Outside:

Front Garden

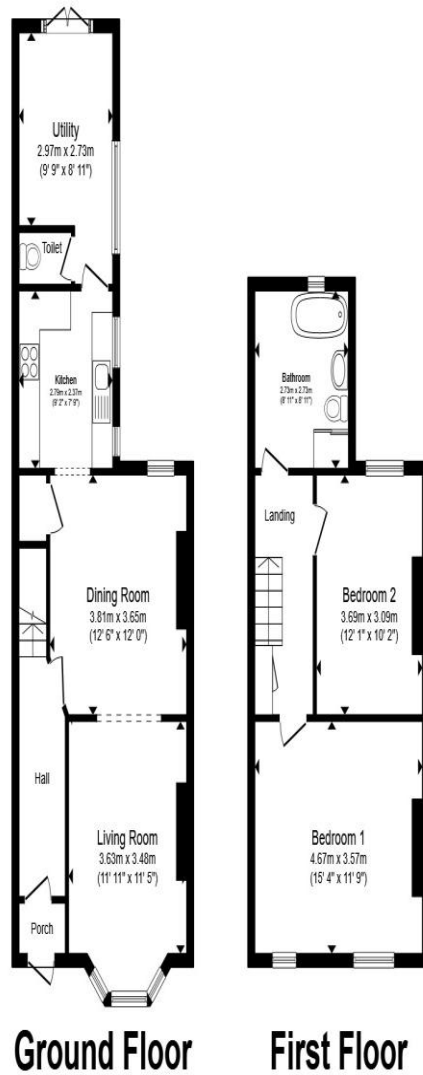
- *Hard standing driveway
- *Pathway and gate to rear garden

Rear Garden

- *Fully enclosed rear garden
- *Paved and shingled area
- *Raised flower beds, hedging, plants & trees
- *Palm trees
- *Door to double garage
- *Side access gate
- *Outside tap

Double Garage

- *Accessed via a private road
- *Large double garage
- *Two, up & over doors to entry
- *Door to rear garden
- *Versatile space for workshop, hobby space or office



Total floor area 98.0 m² (1,055 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



welcome to
Pearce Road,
Ipswich

- No onward chain
- Two bedrooms
- Lounge & separate dining room
- Ground floor cloakroom & 1st floor bathroom
- Conservatory

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

£200,000



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Property Ref:
IPW104410 - 0002

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