



**Thompson Road, Ipswich, IP1 4EX**

**welcome to**

## **Thompson Road, Ipswich**

This well-presented, mid-terraced home is situated in quiet Close and benefits from two double bedrooms, a ground floor study, a lounge/diner, a landscaped rear garden and ample on street parking.

### **Lounge/Diner**

Double glazed window to the front, glazed doors to the rear, oak effect flooring, two radiators, a staircase and TV point.

### **Kitchen**

Eye and base level units in grey with oak worktop surfaces, a ceramic one and a half bowl sink plus drainer and chrome mixer tap, an integrated oven with gas hob and extractor hood, space for appliances, part tiled walls, tiled flooring, fitted shelving, an understairs storage cupboard and double glazed window to the side.

### **Study**

French doors to the garden, double glazed window to the rear, grey wood effect flooring. This is the perfect home office!

### **First Floor Landing**

Carpet flooring, loft hatch and double glazed window to the side.

### **Master Bedroom**

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

### **Bedroom Two**

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

### **Bathroom**

Double glazed window to the rear, tiled effect flooring, low level WC, pedestal wash hand basin, a bath with overhead shower and glass screen, chrome heated towel rail and an airing cupboard housing the boiler.

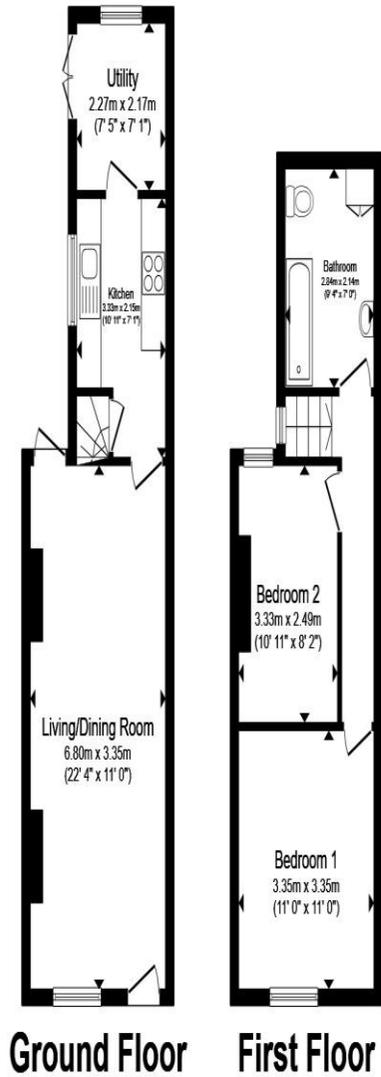
### **Outside:**

#### **Front Garden**

A walled border with a path to the front door.

#### **Rear Garden**

A patio seating area, a grassed area, a rear gate, an outside tap and fully enclosed border.



Total floor area 66.5 m<sup>2</sup> (715 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**  
**Thompson Road,**  
**Ipswich**

- Two double bedrooms
- Lounge/diner
- Ground floor study
- A landscaped rear garden
- Ample on street parking, including parking bays

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

guide price

**£190,000 - £200,000**



**view this property online** [williamhbrown.co.uk/Property/IPS120945](http://williamhbrown.co.uk/Property/IPS120945)



Property Ref:  
IPS120945 - 0002

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



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



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