



**Spring Road, Ipswich, IP4 5NR**



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## **Spring Road, Ipswich**

This well-presented, end-terraced home is located just a short walk to Ipswich Town Centre and Marina, benefiting from two double bedrooms, a seperate dining room and a South facing rear garden.



### **Entrance Porch**

4' 6" x 3' 6" ( 1.37m x 1.07m )

Double glazed window to the side, front door, marble effect flooring and a door leading to the lounge.

### **Lounge**

12' 7" x 10' 1" ( 3.84m x 3.07m )

Double glazed window to the front, wood effect flooring, one radiator, TV point and a boxed in meter,

### **Dining Room**

11' 8" x 10' 2" ( 3.56m x 3.10m )

Double glazed to the rear, wood effect flooring, one radiator and a door leading to the staircase.

### **Kitchen**

7' 7" x 5' 8" ( 2.31m x 1.73m )

Eye and base level units in yellow with marble effect worktop surfaces, a stainless steel sink plus drainer, space for a washing machine, cooker and fridge, tiled splashback, wood effect flooring, a door leading to the garden, double glazed window to the side and a door leading to the garden.

### **Ground Floor Bathroom**

5' 8" x 5' 5" ( 1.73m x 1.65m )

Low level WC, pedestal wash hand basin, a bath with shower attachment, one radiator, wood effect flooring, extractor fan, fully tiled walls and double glazed window to the side.

### **First Floor Landing**

Carpet flooring and loft hatch.

### **Master Bedroom**

13' 3" x 10' ( 4.04m x 3.05m )

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

### **Bedroom Two**

10' x 9' 4" ( 3.05m x 2.84m )

Double glazed window to the rear, wood effect flooring, one radiator and an airing cupboard.

### **Outside:**

#### **Front Garden**

A gate and a pathway leading to the porch.

#### **Rear Garden**

Fully paved, South facing rear garden, which is fully enclosed, with a flower bed to the rear with wooden border and a block paved seating area with canopy. This garden is a real sun trap!



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## Spring Road, Ipswich

- No onward chain
- Two double bedrooms
- Seperate dining room
- South facing rear garden
- Ample on street parking

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

guide price

**£160,000 - £170,000**



Please note the marker reflects the  
postcode not the actual property

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