



Spring Road, Ipswich, IP4 5NR

welcome to

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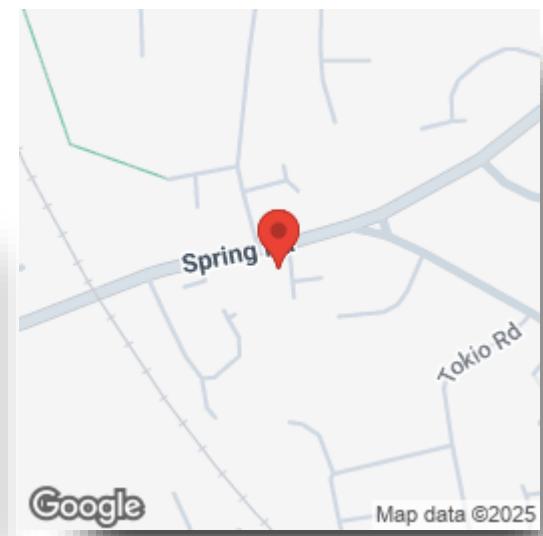
- No onward chain
- Two double bedrooms
- Separate dining room
- South facing rear garden
- Ample on street parking

Tenure: Freehold EPC Rating: E

Council Tax Band: A

guide price

£160,000 - £170,000



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