



Ruskin Road, Ipswich, IP4 1PT

welcome to

Ruskin Road, Ipswich

This well-presented, semi-detached home benefits from three, genuine double bedrooms, a bay fronted lounge, a modern kitchen, a ground floor bathroom, off street parking to the rear.



Entrance Hall

Carpet flooring and one radiator.

Lounge

14' x 10' 9" (4.27m x 3.28m)

Double glazed bay window to the front, carpet flooring, one radiator, a fireplace with tiled base and surround, TV point and wall hung lights.

Dining Room

11' 9" x 11' 1" (3.58m x 3.38m)

Double glazed window to the rear, carpet flooring, one radiator and an understairs storage cupboard.

Kitchen

9' 9" x 9' (2.97m x 2.74m)

Double glazed window to the side, a door to the garden, tiled effect flooring, one radiator, partially tiled walls, eye and base level units in cream with wood effect worktop surfaces, a stainless steel sink plus drainer and chrome mixer tap, a boxed in boiler and an integrated oven with gas hob and extractor hood, space for a dishwasher, washing machine and fridge/freezer.

Ground Floor Bathroom

8' 5" x 5' 7" (2.57m x 1.70m)

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

First Floor Landing

A storage cupboard, loft hatch and carpet flooring.

Master Bedroom

14' x 11' 4" (4.27m x 3.45m)

Dual aspect double glazed windows to the front, carpet flooring, one radiator and a fireplace.

Bedroom Two

12' 1" x 8' 3" (3.68m x 2.51m)

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

Bedroom Three

10' x 9' 3" (3.05m x 2.82m)

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

Outside:

Front Garden

A walled border, a pathway to the front door and a side access.

Rear Garden

A hard standing area, a side gate, a grassed area with flower beds, a path leading to the rear of the garden, a shed, an outside tap and a rear gate.

Parking

A block paved parking area to the rear, accessed off Darwin Road, via a strip of land. There is a leased agreement to allow access for neighbours to park also.



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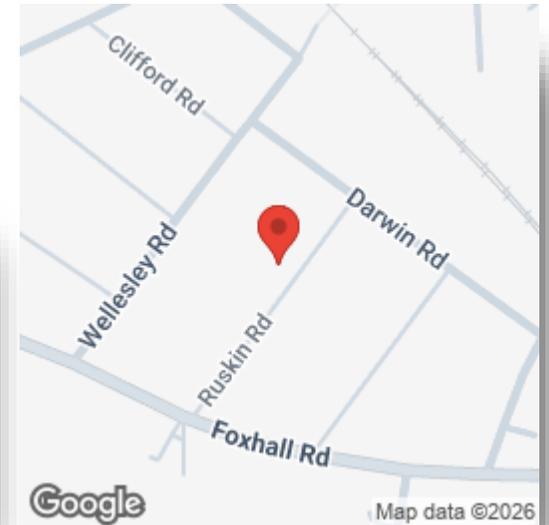
- Three genuine double bedrooms
- Bay fronted lounge
- Modern kitchen
- Ground floor bathroom
- Off street parking to the rear

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£220,000 - £230,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
IPS120749 - 0004

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