



Mildmay Road, Ipswich, IP3 9PF

welcome to

Mildmay Road, Ipswich

This well-presented, semi-detached home benefits from three good-sized bedrooms, a lounge with separate dining room, a 1st floor cloakroom with separate wet room, a beautiful, private, South facing rear garden, a garage, off street parking and potential to extend (STPP). NO ONWARD CHAIN!

Entrance Porch

Tiled flooring and a door to the hall.

Entrance Hall

Herringbone wood effect flooring and an understairs storage cupboard.

Lounge

Beautiful bay fronted lounge with carpet flooring, one radiator, TV point and a gas fire with stone base and surround.

Dining Room

Light filled dining room, which is South facing, with double glazed sliding doors to the garden, carpet flooring and one radiator. This room is adjacent to the kitchen and could be knocked through to create a large kitchen/diner (subject to building regulations).

Kitchen

Double glazed windows to the side and rear, a door to the garden, vinyl flooring, one radiator, a wall mounted gas fired boiler, eye and base level units in wood with stone effect worktop surfaces, a one and a half bowl sink plus drainer and chrome mixer tap, tiled splashback and space for a fridge. freezer and cooker (these appliances will remain at the property).

First Floor Landing

Loft hatch and carpet flooring.

Master Bedroom

Double glazed bay window to the front, carpet flooring, one radiator and a full wall of fitted wardrobes.

Bedroom Two

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

Bedroom Three

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

Cloakroom

Low level WC, vinyl flooring and double glazed window to the side.

Wet Room

Double glazed window to the rear, fully tiled walls, stone effect flooring, a shower with fitted curtain rail, wash hand basin, chrome heated towel rail and extractor fan.

Outside:

Front Garden

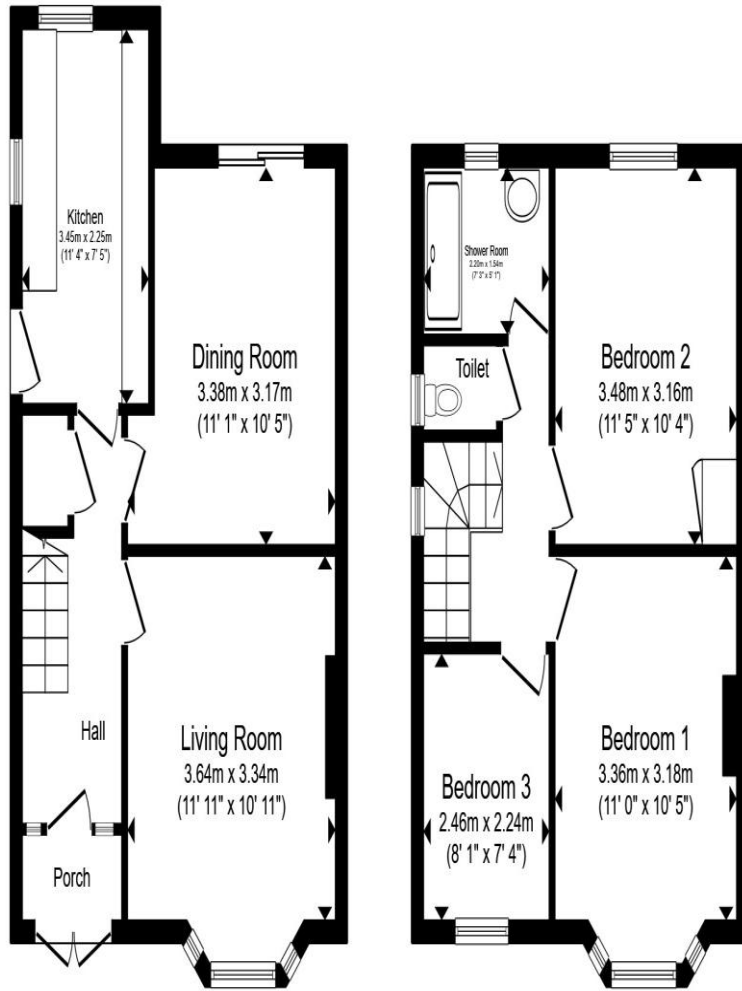
A walled border with double gate to entry, a grassed area, a fenced enclosure and a hard standing driveway leading to the rear garden and a further double gate.

Rear Garden

Large, mature, South facing rear garden with fully enclosed borders, an outside tap and light, double gates for vehicular access, leading to the garage, a large patio seating area, raised brick planters, mature flower bed borders, hedging and large trees to the rear, creating a degree of privacy.

Garage

An up and over door and a door to the side. This garage is currently used for storage.



Ground Floor

First Floor

Total floor area 80.2 m² (863 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



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Ipswich

- No onward chain
- Three good-sized bedrooms
- 1st floor cloakroom & separate wet room
- Beautiful, private, South facing rear garden
- Off street parking & vehicular access to the garage

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

offers in excess of
£260,000



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Property Ref:
IPS121278 - 0003

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