



342

Connells

Spring Road  
Ipswich



## Property Description

Situated in a popular and well-established residential area of Ipswich, this well-presented two-bedroom mid-terrace home offers stylish and practical living accommodation and could be ideal for first-time buyers or as a buy to let investment.

The property comprises of a bright and spacious lounge/dining area and a modern fitted kitchen. Upstairs, the property benefits from two generously sized double bedrooms, along with a contemporary family bathroom. In addition, the home boasts a second bathroom/shower room, adding convenience and flexibility for modern living. Externally, the property enjoys a private rear garden, ideal for outdoor dining and leisure.

The home is within easy reach of Ipswich hospital, has many local bus routes into Ipswich town centre, a range of restaurants and local shops in close walking proximity, is in the catchments area for primary and secondary schools and offers local walks in Greenland areas.

Ipswich has a cutting-edge theatre and arts scene, many schooling facilities, cosy Suffolk pubs, and a vibrant community of independent stores. Ipswich also has the benefit of being home to a mainline railway station that gives

## Entrance Hall

Double glazed entrance door, stairs leading to the first floor and door to lounge/diner.

## Lounge/Diner

Double glazed bay window to the front, electric feature fireplace, radiator, carpeted flooring, coving, double glazed window to the rear, under-stairs storage cupboard housing consumer unit and shelving.

## Kitchen

Matching wall and base level units inset into roll top work surfaces, inset stainless steel sink with mixer tap, space for fridge/freezer and washing machine, built-in oven, hob and extractor fan, tiled flooring, double glazed window to the side and door to garden.

## Ground Floor Wet Room

Shower area, laminate flooring, wash hand basin with splashbacks and hot and cold taps, low-level w/c, radiator, extractor fan, electric heater and double glazed window to the side.

## Landing

Carpeted, pendant light, loft hatch access and handrail.

## Bedroom One

Carpeted flooring, double glazed window to the rear, radiator, coving and pendant light.

## Bedroom Two

Carpeted flooring, double glazed window and pendant light.

## Bathroom

Part tiled walls, double glazed window to the rear, wash hand basin with storage and hot and cold taps, bath with mixer tap and wall-mounted handheld shower attachment, low-level w/c, radiator and airing cupboard housing wall-mounted boiler fitted in 2026.

## Outside

Front garden with small brick wall, gate and pathway leading to the front door.

## Rear Garden

Mature shrubs and trees to borders, rear access gate, shed, outside tap and the remainder mainly laid to lawn.





Total floor area 70.3 m<sup>2</sup> (757 sq.ft.) approx

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EPC Rating: D Council Tax  
 Band: A

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Tenure: Freehold



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