

68 Brunswick Road, Ipswich, IP4 4BP



**3 bedrooms**  
Sitting room, dining room  
Bathroom

**Freehold**  
Guide Price  
**£290,000**  
Subject to contract  
**Parking**



Situated in the north-east of Ipswich within the Northgate High School area is this semi-detached family home with parking.

# Some details

## General information

Situated in the popular Sidegate Primary school and Northgate High school area is this three bedroom double bay semi-detached house. The property has a driveway providing parking for two cars, two reception rooms, first floor bathroom, double glazing and gas central heating (not tested).

The storm porch leads into the reception hall with stairs to the first floor and doors off to the sitting room which has wood flooring, bay window to front and a multi-fuel burner. The kitchen/dining room also has wood flooring with the kitchen area having base and eye-level units, wood work tops, electric oven, gas hob with cooker hood over and space for fridge/freezer. The dining area has patio doors to the rear and an original feature fireplace with surround. There is a cloakroom accessed from the hallway.

The landing provides access to all three bedrooms and the family bathroom. The bedrooms all benefit from built-in storage/wardrobe space. The four-piece bathroom is located to the rear and has bath, separate shower cubicle, WC and basin.

## Reception hall

### Sitting room

14' 7" into bay x 13' 4" (4.44m x 4.06m)

### Dining room

16' x 9' 8" (4.88m x 2.95m)

### Kitchen

11' 9" x 7' 6" (3.58m x 2.29m)

## Cloakroom

## Landing

### Bedroom one

14' 8" x 10' 1" (4.47m x 3.07m)

### Bedroom two

11' 11" x 11' 3" (3.63m x 3.43m)

### Bedroom three

7' 4" x 6' 10" (2.24m x 2.08m)

## Bathroom

## The outside

The front of the property there is a gravelled driveway providing parking and a flower and shrub border. There are gates to the rear.

The rear garden is mainly laid to lawn with a path leading to a patio area. There is a greenhouse, storage garage/workshop with power and light.

## Where?

Brunswick Road is located on the much-favoured north-east side of Ipswich with a parade of shops nearby and offering easy access to the town centre which has an abundance of shopping facilities, coffee houses, bars and restaurants. The property also lies within the Northgate High School area with further amenities nearby.

## Important information

Council Tax Band - C

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

EPC rating - D

Our ref - RB

## Directions

Head across town in an easterly direction along Crown Street joining Woodbridge Road. Remain in the left hand lane and continue up the hill. Upon reaching the mini-roundabout with the Co-op on the left turn left into Brunswick Road, where the property can be found on the right hand.

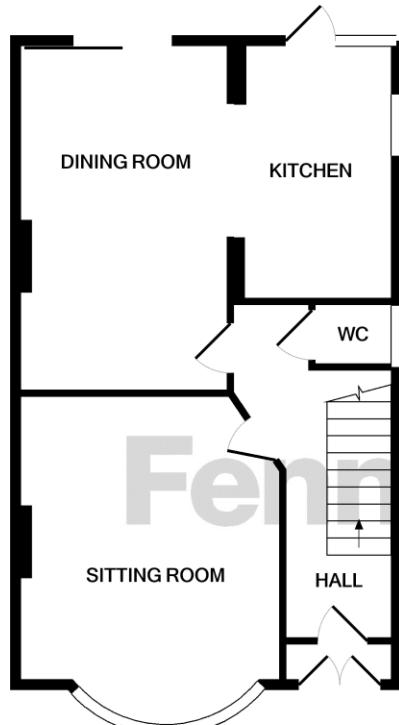
## Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

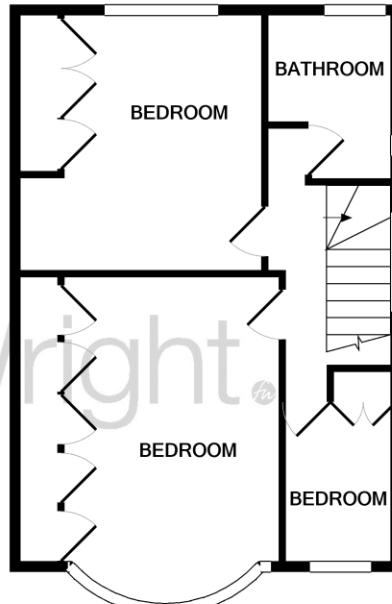
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## Viewing

To make an appointment to view this property please call us on 01473 232 700



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