

168 Spring Road, Ipswich, IP4 5NR



Freehold

Guide Price

£350,000

Subject to contract

No onward chain

4 bedrooms
2 reception rooms
Kitchen/breakfast room
2 ensuites and family bathroom



Offered with no onward chain and situated on the popular east side of Ipswich is this property which was formerly known as The Trafalgar Inn public house.

Some details

General information

Offered with no onward chain is this four double bedroom three storey property which is located on the Eastern fringes of the town centre, within the Copleston High school area. The property, which was formerly The Trafalgar Public House, before being converted into a residential property offers en-suite facilities to two bedrooms, two reception rooms and an enclosed rear garden. There is gas central heating, double glazing and parking for a number of vehicles.

The hall has stairs to the first floor. The sitting room has windows to the front and rear, feature fireplace and a wood effect floor. The dining room has window and door to the rear. The kitchen/breakfast room has a tiled floor, a range of wall and base level units, work surfaces, space for washing machine and dishwasher. There is an integrated fridge, gas hob, electric oven with extractor hood and a cupboard housing the boiler. There is also a cloakroom comprising a WC and basin.

The first floor landing has stairs to the second floor. There is a separate WC. Bedrooms two and three are located to the front. Bedroom two has an ensuite comprising bath with shower over, basin and WC. Bedroom four is located to the rear. The bathroom comprises a bath with shower over, basin and window to the rear

On the second floor is the main bedroom with velux windows and Juliet balcony, eaves storage, walk-in wardrobe and airing cupboard. The ensuite comprises a shower, basin and WC..

Sitting room

23' 2" x 12' (7.06m x 3.66m)

Dining room

11' 8" x 9' 9" (3.56m x 2.97m)

Kitchen/breakfast room

12' 7" x 11' 10" (3.84m x 3.61m)

Inner lobby

Cloakroom

First floor landing

Bedroom two

12' 9" x 11' 11" (3.89m x 3.63m)

Ensuite

7' 3" x 5' 6" (2.21m x 1.68m)

Bedroom three

12' 8" x 11' 11" (3.86m x 3.63m)

Bedroom four

9' 11" x 9' 4" (3.02m x 2.84m)

Bathroom

5' 7" x 5' 5" (1.7m x 1.65m)

Second floor

Bedroom one

15' 4" x 10' 2" (4.67m x 3.1m)

Ensuite

12' 8" x 5' 7" (3.86m x 1.7m)

The outside

To the front of the property is hard standing providing ample parking.

To the rear of the property is a courtyard style garden along with two allocated parking spaces and a storage shed.

Where?

Spring Road is situated on the eastern side of Ipswich and within the popular Copleston School area. There are a range of local shops and amenities including a public house and Ipswich Hospital all situated 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 - tbc

Our ref - RMB

Directions

Head out of town along Crown Street and joining Woodbridge Road and remain in the right hand lane. Bear right onto Argyle Street and take a left onto St. Helen's Street. Proceed over the traffic lights onto Spring Road and the property can be found just after the turning for Springhurst Close on the right hand side.

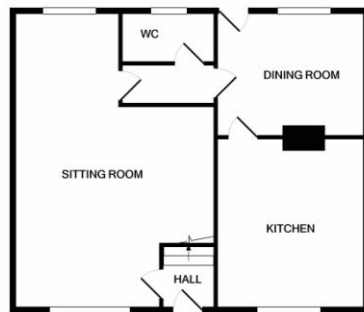
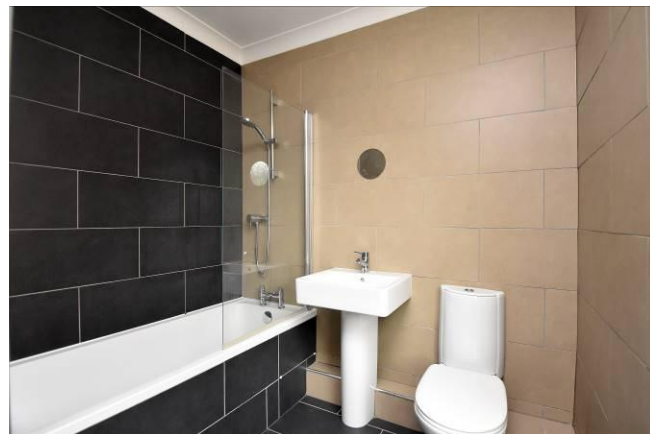
Further information

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

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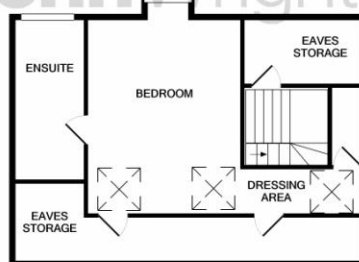


GROUND FLOOR



1ST FLOOR

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2ND FLOOR

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