

Montgomery Road | Ipswich | IP2 8QR

Asking Price £250,000 Freehold

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# Montgomery Road, Ipswich, IP2 8QR

A well presented and generously proportioned three bedroom semi-detached family home, located to the popular South of Ipswich within convenient proximity of local amenities, bus services, Ipswich main line to London train station and the beautiful Bourne Park. The accommodation comprises; entrance hall with contemporary storage systems, kitchen breakfast room with contemporary fitted units, built-in NEFF cooking appliances and natural wood worktops with matching peninsular breakfast bar, and partially separated lounge-diner on the ground floor with landing, three comfortable bedrooms and family bathroom on the first floor. To the outside there is a low maintenance frontage providing off-road parking, whilst to the rear there is a good-sized South Westerly facing garden mainly laid to lawn with spacious entertainment patio and sheltered side access to outbuildings which include a WC, store and utility area. Early viewing is recommended.

## **DOUBLE GLAZED FRONT DOOR TO**

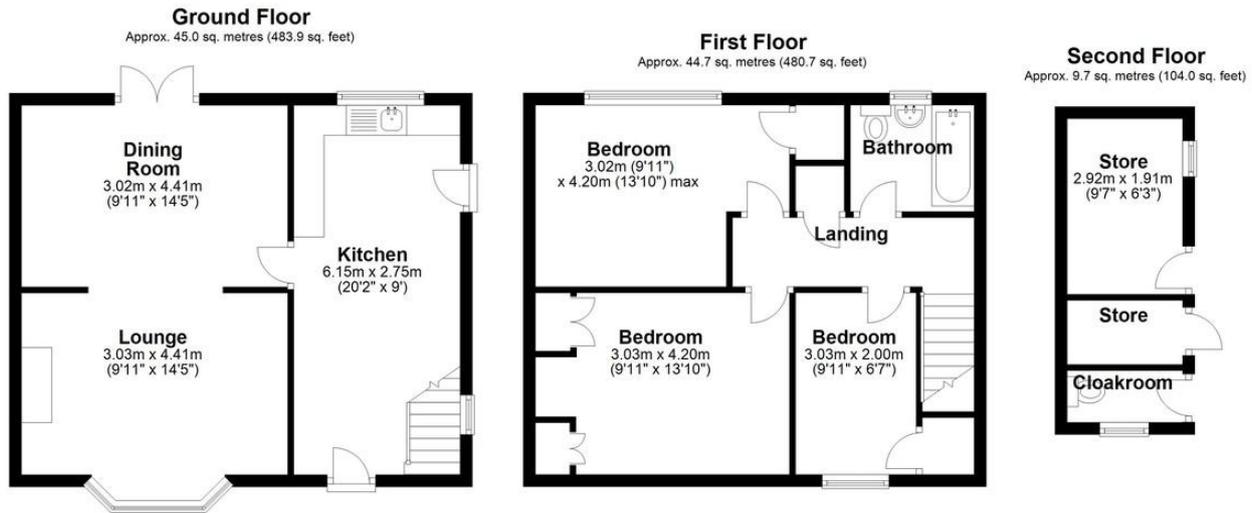
## **OPEN PLAN HALLWAY**

Open plan hallway with contemporary fitted storage systems opening into kitchen breakfast room and stairs rising to the first floor.

## **KITCHEN BREAKFAST ROOM**

20' 2" x 9' approx. (6.15m x 2.74m) Double glazed window to rear, double glazed door to side leading to external sheltered passageway, radiator, a comprehensive range of contemporary base and eye level fitted cupboard and drawer units, cupboard concealing wall mounted gas fired boiler, natural beechwood worktops with matching peninsular breakfast bar, inset quartz sink drainer unit with brushed chrome mixer tap, inset NEFF four ring glass gas hob with built-in NEFF slide and hide oven below, and brushed chrome extractor hood over, integrated dishwasher, space for fridge-freezer, ceramic tiled floor, door to sitting and dining areas.





Total area: approx. 99.3 sq. metres (1068.6 sq. feet)  
**montgomery road, Ipswich**

## PARTIALLY SEPARATED SITTING & DINING AREAS

### DINING AREA

12' 10" x 9' approx. (3.91m x 2.74m) Double glazed patio style doors to rear garden, radiator, wood effect flooring, opening through to sitting area.

### SITTING AREA

14' 5" into bay x 9' 9" approx. (4.39m x 2.97m) double glazed bay window to front, radiator, wood effect flooring.

## STAIRS RISING TO FIRST FLOOR

### LANDING

Window to side, airing cupboard, doors to.

### BEDROOM ONE

12' 3" x 9' 10" approx. (3.73m x 3m) Double glazed window to front, built-in wardrobes either side of chimney breast, radiator.

### BEDROOM TWO

13' 9" x 10' approx. (4.19m x 3.05m) Double glazed window to rear, radiator, built-in cupboard, wood effect flooring.

### BEDROOM THREE

10' x 6' 10" approx. (3.05m x 2.08m) double glazed window to front, radiator, wood effect flooring, built-in cupboard.

### BATHROOM

Double glazed window to rear, radiator, white three piece suite consisting of a P shaped shower bath with side screen, vanity unit with inset wash-basin and low level WC, part tiled walls, tiled floor, extractor fan, inset ceiling lights.

### OUTSIDE

The frontage offers a gravelled driveway providing off-road parking and gated pedestrian access to the rear where there is a good-sized south-westerly facing established garden mainly laid to lawn with spacious entertainment patio enclosed by fencing. A sheltered passageway provides access to brick outbuildings which include a WC, store and utility area.

## AGENTS NOTE\*

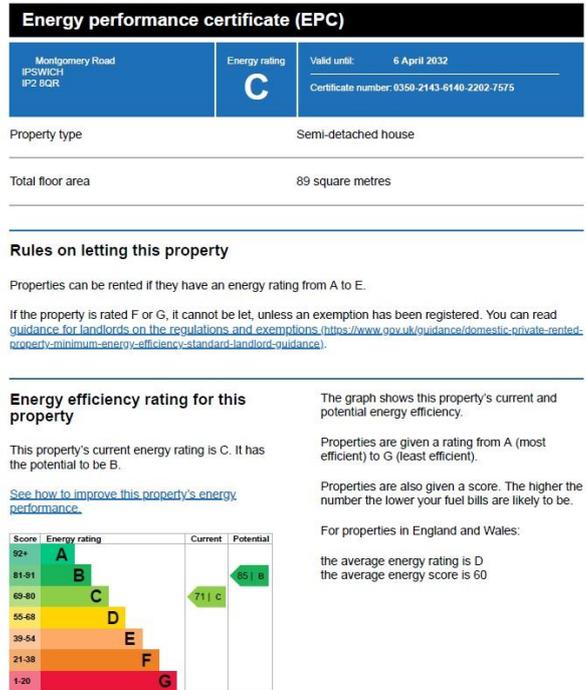
We are advised by the seller that in the late 1980's / early 1990's, the property was underpinned due to a collapsed drain. It is the sellers understanding that the issue is historical and that there have been no further issues since the work was completed under insurance. The seller is not aware of any existing lending or insurance premium issues moving forward.

## IPSWICH BOROUGH COUNCIL

Tax band B - Approximately £1,610.63 PA (2022-2023).

## NEARBY SCHOOLS

Hillside Primary and Stoke High.



**VIEWING STRICTLY BY APPOINTMENT  
THROUGH YOUR IPSWICH**

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