



Cemetery Road, Ipswich, IP4 2HL

Price £275,000 Freehold

**ipswich & suffolk** estate agents  
Part of the Your Ipswich Group

# Cemetery Road, Ipswich, IP4 2HL

We are delighted to be offering for sale this Edwardian 3 storey property located in Northgate school catchment close to Ipswich town centre and Christchurch park. This lovely home is well maintained and offers the flexibility for either 2nd sitting room or 4th bedroom and beautiful rear garden. The property comprises entry hall, sitting room/4th bedroom, bathroom and separate cloakroom at ground floor level, stairs down to lower level with fitted kitchen, lounge, hall with door access, stairs from ground floor leading up to first floor leading to 3 bedrooms. The property benefits from double glazed windows, gas central heating (boiler replaced in 2021), enclosed mature gardens front and rear, parking is permit parking. Early inspection recommended.



## ENTRANCE HALL

Door into entrance hall, brush matting, carpeted flooring, radiator, door sitting room/4th bedroom, bathroom, cloakroom, airing cupboard, stairs to lower level and stairs to first floor.

## SITTING ROOM/4TH BEDROOM

11' 11" x 11' 7" (3.63m x 3.53m) Carpeted flooring, double glazed bay window to front aspect, radiator, built in storage cupboards at floor level.



## BATHROOM

Comprising low level WC, wash hand basin and bath with electric shower over, tiled splash backs, vinyl floor covering, radiator, double glazed window to rear aspect.

## CLOAKROOM

Low level WC, wash hand basin with storage cupboard under, carpeted flooring, double glazed window to rear aspect.

## SIDE HALLWAY

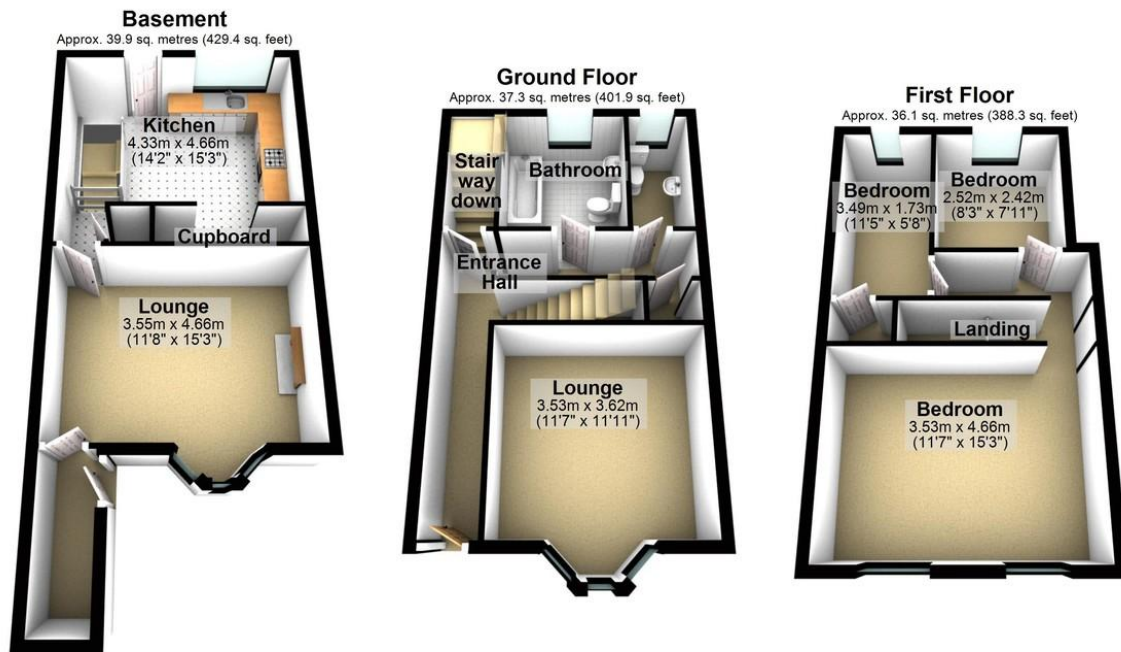
Airing cupboard housing hot water cylinder, plus extra storage.

## STAIRS

Carpeted stairs down to lower level into kitchen/dining.







Total area: approx. 113.3 sq. metres (1219.6 sq. feet)  
**157 cemetery rd, Ipswich**

### **KITCHEN/ DINING**

15' 3" x 14' 2" (4.65m x 4.32m) Comprising modern fitted kitchen with eye level and matching base units with work tops, stainless steel sink with mixer tap, plumbing for washing machine, electric oven & hob with extractor over, radiator, double glazed window to rear aspect, door to rear garden, recess for fridge freezer and further storage, plus door with storage, and door into lounge, laminate flooring.

### **LOUNGE**

15' 3" x 11' 8" (4.65m x 3.56m) Carpeted flooring, double glazed bay window to front aspect, wood effect gas fire, radiator, door to lower hallway.

### **LOWER HALLWAY**

Laminate flooring, door to front aspect, storage area under stairs.

### **STAIRS**

Carpeted stairs to first floor leading to bedrooms.

### **BEDROOM 1**

15' 3" x 11' 7" (4.65m x 3.53m) Carpeted flooring, 2 double glazed windows to front aspect, 2 door built in cupboard housing boiler, radiator.

### **BEDROOM 2**

8' 3" x 7' 11" (2.51m x 2.41m) Carpeted flooring, double glazed window to rear aspect, built in wardrobe, radiator.

### **BEDROOM 3**

11' 5" x 5' 8" (3.48m x 1.73m) Carpeted flooring, double glazed window to rear aspect, built in wardrobe, radiator.

### **OUTSIDE FRONT**

Front flower border, steps down to lower level leading to door for access to lower hallway. Steps up to front door.

### **REAR GARDEN**

Beautiful mature rear garden with patio area, raised lawn, flower and shrub borders, 2 storage units, pathway to rear patio rear gate to passageway, gardens are all enclosed by fencing.

### **COUNCIL**

Ipswich Borough Council  
 Council tax band (B) £1,753.15

### **NEAREST SCHOOLS**

St Margarets CEVAP school and Northgate high school.

### **SERVICES**

We understand all mains services are connected.

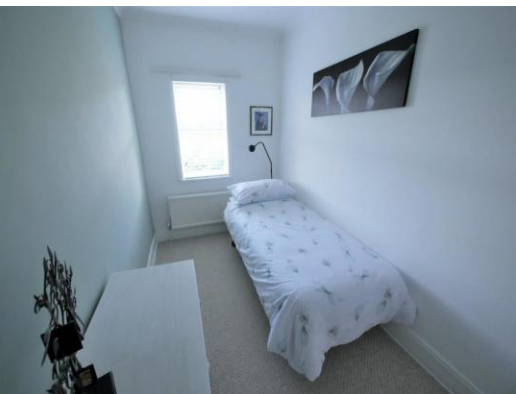
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Cemetery Road IPSWICH IP4 2HL	Energy rating <b>C</b>	Valid until: 29 August 2032 Certificate number: 7832-4828-3100-0170-9272
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**VIEWING STRICTLY BY APPOINTMENT  
THROUGH YOUR IPSWICH LTD**

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