



All Saints Road, Ipswich  
IP1 4DG

£240,000 Freehold

**MaxwellBrown**

Independent Property Agents

A well presented extended spacious Victorian end terrace house situated in an established residential location to the west of Ipswich town centre, the property features a 25' lounge/diner, recently refitted kitchen and bathroom, three bedrooms, garden to front and rear, along with gas fired central heating (newly fitted boiler July 2023) and sealed unit double glazed windows





Part glazed, small paned door to:

#### Entrance Porch:

Sealed unit double glazed door to:

#### Hall:

Coved ceiling, oak effect laminate flooring, staircase to first floor with good sized study space under, radiator, central heating programmer and stripped pine doors to:

#### Lounge:

Sealed unit double glazed bay window to front, oak effect laminate flooring, picture rails, radiator, TV point, open through to:

#### Dining Room:

Brick fireplace with period pine surround and inset multi-fuel burner, radiator, wood effect laminate flooring, door returning to hall and glazed double doors through to:

#### Kitchen:

Fitted with a range of cream Shaker style woodgrain worktops comprising inset 1 1/2 bowl inset single drainer stainless steel sink unit with cupboards under, cupboards, pan drawers and wine rack, built-in Hoover washing machine and fridge/freezer. Kenwood range cooker with extractor hood over and glass splashback. A range of eye level units, tiled splashbacks, ceramic tiled floor and radiator. Sealed unit double glazed window to side and door to rear garden. Door to:

#### Bathroom:

Fitted with a luxury white suite comprising large glazed shower cubicle, thermostatic shower over with rain head and hand held showers. Panelled bath with shower mixer tap, low level WC and

vanitory unit with inset wash hand basin with mixer tap, drawers under. Ceramic tiled flooring and walls, LED spot lights, extractor fan and radiator.

#### First Floor Landing:

Access to loft, pine over-stairs storage cupboard and doors to:

#### Bedroom 1:

Sealed unit double glazed bay window and further window to front, Victorian cast iron feature fireplace with built in alcove storage cupboard, stripped pine door, picture rails, radiator and TV point.

#### Bedroom 2:

Sealed unit double glazed window to rear, picture rails and radiator.

#### Bedroom 3:

With cupboard housing new Baxi combi boiler, radiator, sealed unit double glazed window to rear.

#### Outside:

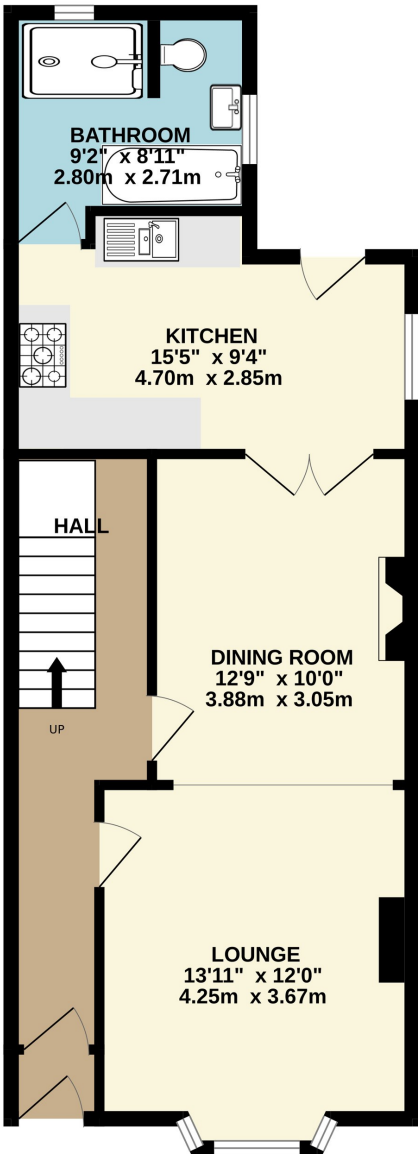
To the front of the property there is a chipped stone area with paved patio to entrance door. The front garden is enclosed by brick wall and railings. There is shared side access to rear garden with paved patio, lawn & chipped stone areas and two timber garden sheds. The garden is enclosed by close board fencing.

#### Services:

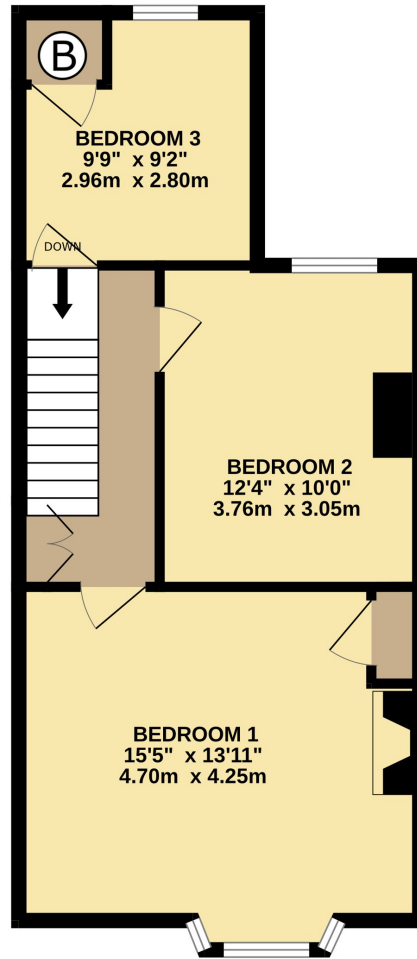
It is understood from the vendor that all mains services are connect to the property.



GROUND FLOOR  
594 sq.ft. (55.2 sq.m.) approx.



1ST FLOOR  
472 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA : 1066 sq.ft. (99.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC







IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

