



Henley Road | Ipswich | IP1 4NP

O.I.E.O £220,000 Freehold

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estate agents

# The Grove , Henley Road, Ipswich, IP1 4NP

This two bedroom mid terraced cottage is presented to a good standard offering modernised kitchen, utility and bathroom, further improvements include new flooring and redecoration plus office in outbuilding. The cottage is located to the North of Ipswich in a quiet desirable area, The Grove is within walking distance to Christchurch park, local shops and bus service offering an ideal opportunity for first time buyers. Arranged over two floors comprising, open plan lounge/dining modern fitted kitchen, utility, first floor leading to two bedrooms and bathroom, brick built outhouse currently being used as an office, off road parking to front, two sectioned garden which currently overlooks open fields.



## LOUNGE/ DINING

21' 5" x 10' 11" (6.53m x 3.33m) Door into lounge/dining, laminate flooring, double glazed window to front aspect, fireplace with coal effect gas fire, double glazed door to rear court yard garden, door kitchen and door to stairs.



## KITCHEN

11' 1" x 5' 10" (3.38m x 1.78m) Modern recently fitted eye level and matching base units with roll edge work tops, storage cupboard under stairs, electric oven and hob with extractor over, inset sink with swan neck mixer tap, double glazed window to side aspect, laminate flooring, doorway into utility area.

## UTILITY AREA

6' 5" x 5' 2" (1.96m x 1.57m) Laminate flooring, recently fitted modern eye level and matching base units with roll edge work tops, Plumbing for washing machine, space for American style fridge/freezer, space for tumble dryer, double glazed window to side aspect.

## STAIRS

Stairs from dining area, carpeted stairs and landing, doors to bedrooms and bathroom.

## BEDROOM 1

10' 11" x 10' 8" (3.33m x 3.25m) Carpeted flooring, radiator, double glazed window to front aspect, feature fire place.



### Ground Floor

Approx. 31.3 sq. metres (337.4 sq. feet)



### First Floor

Approx. 28.1 sq. metres (302.3 sq. feet)



Total area: approx. 59.4 sq. metres (639.7 sq. feet)

Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only  
Plan produced using PlanUp.

### BEDROOM 2

10' 5" x 7' 11" (3.18m x 2.41m) Carpeted flooring, double glazed window to rear aspect, radiator.

### BATHROOM

Comprising recently fitted modern bathroom suite including low level WC, wash hand basin and bath with shower over (off the mains) laminate flooring, heated towel rail, airing cupboard, double glazed window to rear aspect.

### OUTSIDE

Off road parking for 1 - car to front, court yard rear with out building currently being used as an office, gate from court yard leading to shared right of way behind all properties, beyond private gardens to rear with trees, shrubs and hedging backing on to open fields.

### COUNCIL TAX

Council Ipswich Borough Council  
Council tax band (A) £1,436.46

### NEAREST SCHOOLS

Dale Hall Community Primary school & Ormiston Endeavour Academy.

### SERVICES

We understand all mains services are connected.

The Grove Henley Road IPSWICH IP1 4NP	Energy rating <b>C</b>	Valid until: 11 September 2033 Certificate number: 9020-3029-5201-2537-8204
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