



Tower Mill Road | Ipswich | IP1 4QF

Guide Price £270,000 Freehold



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estate agents

Tower Mill Road, Ipswich, IP1 4QF

Nicely tucked into a corner position lies this well presented three double bedroom modern end townhouse with generously proportioned accommodation over three levels and double garage, located to the popular West of Ipswich with convenience to the town centre and local shops. The living space briefly comprises, entrance hall, contemporary fitted kitchen, spacious lounge-diner and cloakroom on the ground floor with landing, two double bedrooms and bathroom on the first floor and landing with double bedroom, walk-in dressing room off and shower room on the second floor. To the outside the frontage consists of a brick paved driveway leading to a double garage which has been partly converted into a games room and a shingled area, whilst to the rear there is a decent sized attractive enclosed garden mainly laid to lawn with raised decking and pond, extending to the side there is further shingle and pathway leading to a personal door accessing the garage. Early viewing is highly advised.



SHELTERED ENTRANCE

Double glazed door to entrance hall.

ENTRANCE HALL

Radiator, inset mat-well, engineered oak floor, built-in cupboard with burglar alarm panel, stairs rising to first floor, opening through to kitchen, doors to cloakroom and lounge-diner.

KITCHEN

12' x 6' 3" approx. (3.66m x 1.91m) Double glazed window to front, radiator, contemporary range of grey gloss fronted base and eye level fitted cupboard and drawer units, under unit courtesy lighting over wood effect work surfaces and breakfast bar area positioned between two matching larder cupboards, inset sink drainer unit with flexi mixer tap, built-in oven and grill with opening for microwave above, inset five ring gas hob with extractor over, integrated under counter fridge and freezer, integrated dish-washer, under counter space for washing-machine, cupboard concealing wall mounted gas fired boiler, tiled splash backs and floor, plinth LED lighting, inset ceiling lights.



LOUNGE DINER

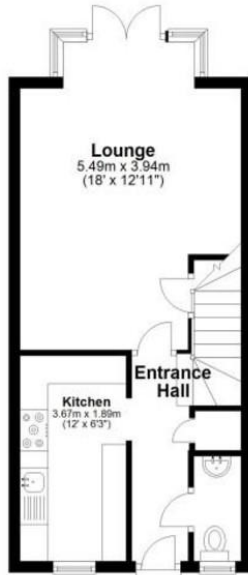
18' into bay x 12' 11" narrowing to 9' 5" approx. (5.49m x 3.94m) Double glazed bay window to rear with double glazed French doors opening out to garden, double glazed window to side, two radiators, built-in cupboard, television point, high speed fibre broadband, engineered oak floor, inset ceiling lights.

CLOAKROOM

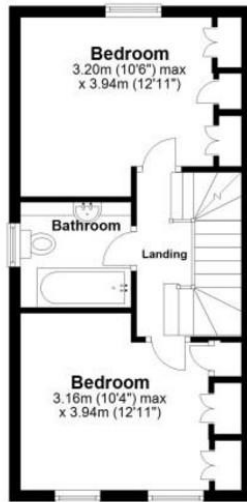
Double glazed window to front, chrome heated towel rail, low level WC, mounted hand-wash basin with mixer tap and cupboard under, wood effect flooring.



Ground Floor
Approx. 35.2 sq. metres (378.9 sq. feet)



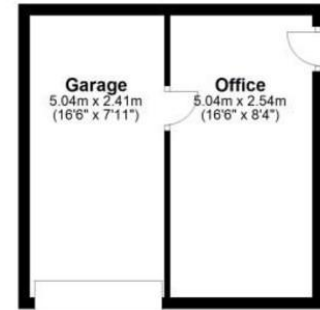
First Floor
Approx. 33.3 sq. metres (358.1 sq. feet)



Second Floor
Approx. 29.1 sq. metres (313.2 sq. feet)



Garage
Approx. 25.4 sq. metres (273.5 sq. feet)



Total area: approx. 123.0 sq. metres (1323.7 sq. feet)

STAIRS RISING TO FIRST FLOOR

FIRST FLOOR LANDING

stairs rising to second floor, doors to bedrooms two and three and bathroom.

BEDROOM TWO

12' 11" to back of wardrobes x 10' 4" max. narrowing to 8' 7" approx. (3.94m x 3.2m) Two double glazed windows to front, radiator, built-in wardrobes, inset ceiling lights.

BEDROOM THREE

12' 11" to back of wardrobes x 10' 6" max. narrowing to 9' approx. (3.94m x 3.2m) Double glazed window to rear, radiator, built-in wardrobes, inset ceiling lights.

BATHROOM

Obscured double glazed window to side, radiator, panelled bath with mixer tap with shower attachment and thermostatic shower, low level WC, mounted hand-wash basin with mixer tap, cupboard under and vanity surface to side, tiled splash backs, vinyl flooring, inset ceiling lights.

STAIRS RISING TO SECOND FLOOR

SECOND FLOOR LANDING

Doors to bedroom one and shower room.

BEDROOM ONE

12' 11" narrowing to 9' 5" x 12' 3" approx. (3.94m x 3.73m) Double glazed dormer window to front, double glazed window to side, two radiators, television point, loft access, inset ceiling lights, door to adjoining walk-in dressing room (11' 1 x 4' 3" approx.) with shelving, clothes rail and light, built-in airing cupboard housing hot water tank.

SHOWER ROOM

Double glazed Velux window to rear, radiator, walk-in double shower with thermostatic fixed head shower and separate rinser, low level WC, mounted hand-wash basin with mixer tap, cupboard under and vanity surface to side, tiled splash backs, vinyl flooring, inset ceiling lights.

OUTSIDE

The frontage consists of a brick paved driveway leading to a double garage which has been partly converted into a games room and a shingled area, whilst to the rear there is a south westerly facing decent sized attractive enclosed garden mainly laid to lawn with raised decking and fibre glass lined pond with waterfall filtration system. Extending to the side there is further shingle and pathway leading to a personal door accessing the garage, there is also soffit LED down lighting, mains sockets and camera's installed to the front and rear for additional security.

DOUBLE GARAGE

16' 6" x 7' 11" and 16' 6" x 8' 4" approx. There are twin up and over entry doors accessing both garages, one side has been internally concealed to create a games room with broadband connection, wall mounted electric heater, and wood effect flooring. An internal door connects both garages, there is mains power and lighting. A further useful external storage area can be found behind the garages.

IPSWICH BOROUGH COUNCIL

Tax band C - Approximately £1,915.28 PA (2023-2024).

NEAREST SCHOOLS

Handford Hall Primary and Westbourne Academy High.

Energy performance certificate (EPC)

Tower Mill Road IPSWICH IP1 4GF	Energy rating C	Valid until: 12 September 2033 Certificate number: 5437-8121-7300-0222-0292
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Property type	Semi-detached house
Total floor area	98 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's current energy rating is C. It has the potential to be B.

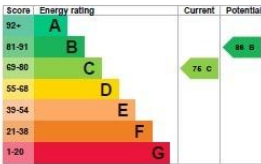
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



VIEWING STRICTLY BY APPOINTMENT THROUGH YOUR IPSWICH

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