

Kingston Road | Ipswich | IP1 4BG

Price £160,000 Freehold

 **your ipswich**
estate agents

Kingston Road, Ipswich, IP1 4BG

NO ONWARD CHAIN - We are delighted to be offering for sale this well appointed mid terraced house located to West of Ipswich within walking distance to local schools, bus service, close to Morrisons & Aldi with easy access to A12/A14 trunk roads. The property is presented to a good standard offering entry hall, lounge/dining, modern kitchen, utility area, G/F cloakroom, stairs to first floor leading to 2 double bedrooms and family bathroom, double glazed throughout & gas centrally heated, gardens front and rear, Early inspection recommended to secure this beautiful home.

ENTRANCE HALL

UPVC door into entry hall, laminate flooring, door through to lounge/dining.

DINING ROOM

12' x 10' 10" (3.66m x 3.3m) Laminate flooring, radiator, double glazed window to rear aspect, door to kitchen, stairs to first floor and archway through to lounge.

LOUNGE

8' 8" x 7' 11" (2.64m x 2.41m) Laminate flooring, 2 double glazed window to front aspect, radiator.

KITCHEN

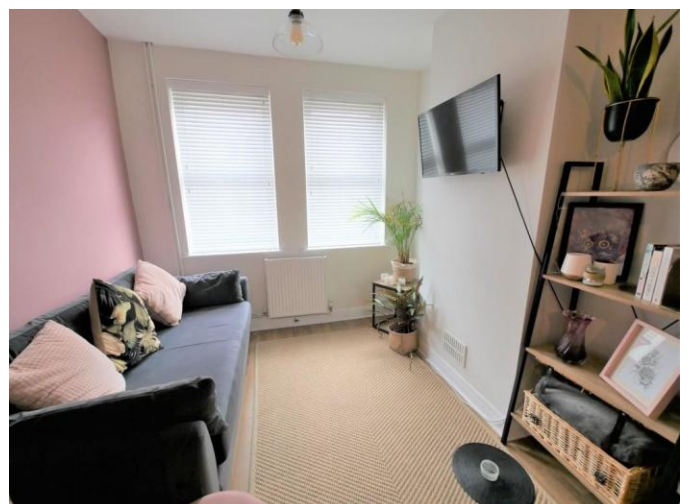
11' 6" x 7' 5" (3.51m x 2.26m) Modern fitted eye level wall units with matching base units, roll edge worktops, electric cooker to remain, inset sink and drainer with swan neck mixer tap, washing machine will remain, wall mounted Baxi boiler, extractor fan, radiator, double glazed window to side aspect, double glazed door to rear garden, doorway through to utility area, Fridge/freezer to remain, double glazed window to side aspect, door to G/F cloakroom.

CLOAKROOM

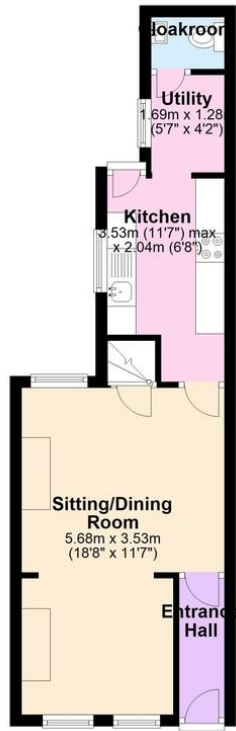
Low level WC, wash hand basin with storage under, laminate flooring.

STAIRS

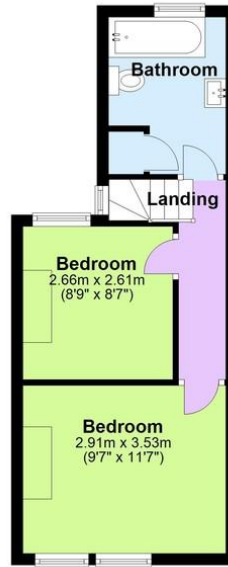
From dining room, carpeted stairs and landing, loft hatch, doors to bedrooms and bathroom.



Ground Floor
Approx. 31.0 sq. metres (333.2 sq. feet)



First Floor
Approx. 27.4 sq. metres (294.9 sq. feet)



Total area: approx. 58.4 sq. metres (628.1 sq. feet)

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

75 Kingston rd, Ipswich

BEDROOM 1

12' x 9' 10" (3.66m x 3m) Carpeted flooring, 2 double glazed windows to front aspect, radiator.

BEDROOM 2

9' 1" x 9' (2.77m x 2.74m) Carpeted flooring, double glazed window to rear aspect, radiator.

BATHROOM

8' 7" max x 7' 6" max (2.62m x 2.29m) Comprising low level WC, wash hand basin, bath with electric shower over, extractor fan, laminate flooring, heated towel rail, shelved linen cupboard, double glazed window to rear aspect.

OUTSIDE

Enclosed front garden, rear garden with patio area, lawn, shrub border, rear gate to communal passage with access to front, garden is all enclosed by fencing.

COUNCIL

Ipswich Borough Council

Council Tax Band (A) £1,436.46

NEAREST SCHOOLS

Springfield Lane infant and primary school, Westbourne Academy.

SERVICES

We understand all mains services are connected.

Kingston Road
IPSWICH
IP1 4BG

Energy rating

D

Valid until: 8 February 2026

Certificate number: 8476-7722-4430-7101-7902



VIEWING STRICTLY BY APPOINTMENT THROUGH YOUR IPSWICH

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