



Ashmere Grove, Ipswich, IP4 2RE

Guide Price £230,000 Freehold

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

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SUMMARY

A beautifully presented, two double bedroom attached period home enjoying a wealth of characterful originality, located on a desirable cul-de-sac to the preferred North East of Ipswich. Convenient to the town centre, waterfront and Northgate High School, this larger, over-passage terraced property offers generously proportioned accommodation which briefly comprises; storm porch, entrance hall, sitting room, dining room and striking kitchen breakfast room on the ground floor with landing, two double bedrooms and spacious four-piece luxury bathroom on the first floor. To the outside, the frontage consists of a low maintenance slate chip walled garden, whilst to the rear there is an attractive, good sized and well stocked garden, mainly laid to mature lawn with cobble style entertainment patio. Early viewing is highly recommended to fully appreciate the size, quality, and excellent location of this stylish residence. On road parking.

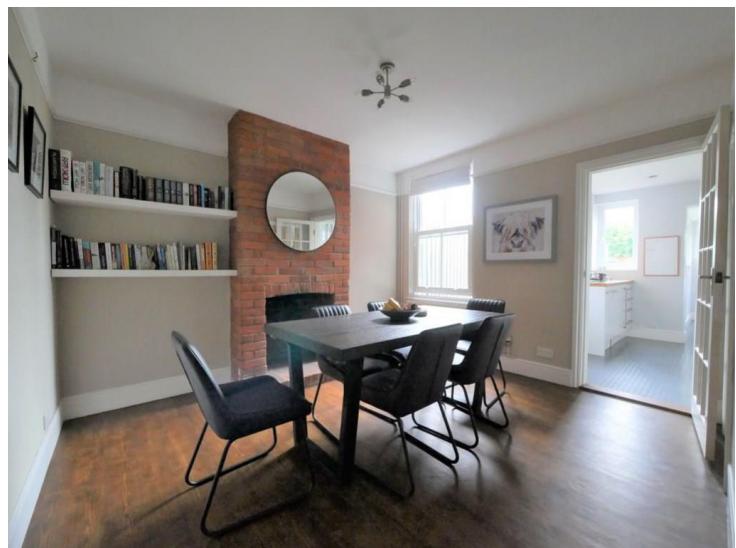


STORM PORCH

Double glazed composite front door to entrance hall.

ENTRANCE HALL

Dado rail, patterned tiled floor, decorative bookend archway through to stairs rising to first floor, traditional style stripped wood panelled doors to sitting and dining rooms.



SITTING ROOM

10' 7" x 11' 3" approx. plus bay. (3.23m x 3.43m) Bay window with twin double glazed sash windows to front, radiator, traditional style decorative cast iron fireplace with motif tile inserts and painted wood surround, picture rail, BT OpenReach, broadband and television points.

DINING ROOM

11' 11" x 10' 8" approx. (3.63m x 3.25m) Double glazed sash window to rear, revealed brick open fireplace and hearth, picture rail, exposed and stained floorboards, traditional style stripped wood panelled door to built-in under stairs cupboard, glass panelled door to kitchen breakfast room.



KITCHEN BREAKFAST ROOM

20' 2" x 8' 7" narrowing to 4' 9" approx. (6.15m x 2.62m) Two double glazed windows to side, two double glazed windows to rear, radiator, a comprehensive range of contemporary style gloss fronted fitted cupboard and drawer units with integrated racking systems, matching cupboard concealing wall mounted gas fired boiler, natural wood solid work surfaces and breakfast bar, inset composite one and a half bowl sink drainer unit with mixer tap, Metro style tiled splash backs, built-in oven and



This floor plan is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form any part of an agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

separate grill, inset gas hob with stainless steel splash back and extractor chimney over, integrated fridge-freezer, integrated dish-washer, under counter spaces for washing machine and tumble dryer, double glazed door to garden, heavy duty flooring, inset ceiling lights.

STAIRS RISING TO FIRST FLOOR

LANDING

Spindle railed stairwell, loft hatch access to part boarded loft space with light, dado rail, traditional style stripped wood panelled doors to bedrooms and bathroom.

BEDROOM ONE

15' 4" x 11' 11" approx. (4.67m x 3.63m) Two double glazed sash windows to front, radiator, traditional style decorative cast iron fireplace, picture rail.

BEDROOM TWO

11' 10" x 9' 10" approx. (3.61m x 3m) Double glazed sash window to rear, radiator, traditional style decorative cast iron fireplace, part wood panelled feature wall, built-in alcove cupboard.

LUXURY FOUR-PIECE FAMILY BATHROOM

10' 2" x 8' 7" approx. (3.1m x 2.62m) Double glazed sash window to rear, vertical heated chrome towel rail, traditional style suite consisting of ball and claw rolled top bath with pedestal mixer and shower attachment, glass enclosed double shower cubicle with thermostatic shower, wall mounted hand-

wash basin set on chrome supports, and low level WC, wood effect tiled floor, extractor fan, inset ceiling lights.

OUTSIDE

The frontage consists of a low maintenance slate chip walled garden with privacy hedging to the side and through passage pedestrian gated access to the rear garden. The attractive rear garden is of a good size and is well stocked to the borders with a variety of plants, flowers and shrubs, it is mainly laid to mature lawn and has a generous cobble style entertainment patio, there is also a useful wood panelled shed. On road parking.

IPSWICH BOROUGH COUNCIL

Tax band B - Approximately £1,753.15 PA (2024-2025).

NEAREST SCHOOLS (.GOV ONLINE)

St Mary's Catholic Primary and Northgate High.

DIRECTIONS

Proceed out of Ipswich town centre from Civic Drive and pass Crown Pools on the left, continue into Woodbridge Road and continue further along heading out of Ipswich, turn left into Belle Vue Road and left into Ashmere Grove, where the property can be found on the left hand side.

CONSUMER PROTECTION REGULATIONS 2008

Your Ipswich Ltd has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants

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Energy performance certificate (EPC)

Ashmere Grove IPSWICH IP4 2RE	Energy rating D	Valid until: 7 July 2034
		Certificate number: 2130-7203-6040-7103-8905
Property type Mid-terrace house		
Total floor area 89 square metres		



**VIEWING STRICTLY BY APPOINTMENT
THROUGH YOUR IPSWICH LTD**

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