

Broom Hill Road, Ipswich, IP1 4EH

Price £250,000 Freehold

ipswich &
suffolk estate agents
Part of the Your Ipswich Group

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We are delighted to be offering for sale this Edwardian 3 bedroom end of terraced property located to the North West of Ipswich on a no through road just off Norwich road, the property is within walking distance to T/C, local shops and bus service. Arranged over two floors comprising entrance hall, lounge/dining rooms, kitchen, G/f cloakroom, stairs to first floor leading to 3 double bedrooms and family bathroom, further benefits include double glazed windows, gas central heating and god size rear gardens, on road parking, IDEALLY SUITABLE FOR FTB'S.

ENTRANCE HALL

Composite door into entrance hall, laminate flooring, stairs to first floor, door into dining room, radiator.

DINING ROOM

12' x 11' 1" (3.66m x 3.38m) Karndean flooring, radiator, double glazed window to rear aspect, shelved recesses, opening through to lounge.

LOUNGE

12' x 10' 11" (3.66m x 3.33m) Karndean flooring, double glazed bay window to front aspect, radiator, open fire place. shelved recess.

KITCHEN

16' 10" x 9' 5" (5.13m x 2.87m) Matching wall and base units with roll edge work tops, 4 ring gas hob, gas oven and grill, one and half stainless steel sink and drainer with swan neck mixer tap, plumbing for washing machine, fridge/freezer to remain, radiator, vinyl floor covering, storge cupboard under stairs, further built in storge cupboards, double glazed door with side window to rear aspect, door to side lobby area with double glazed window to side aspect, vinyl floor covering, door to cloak room.

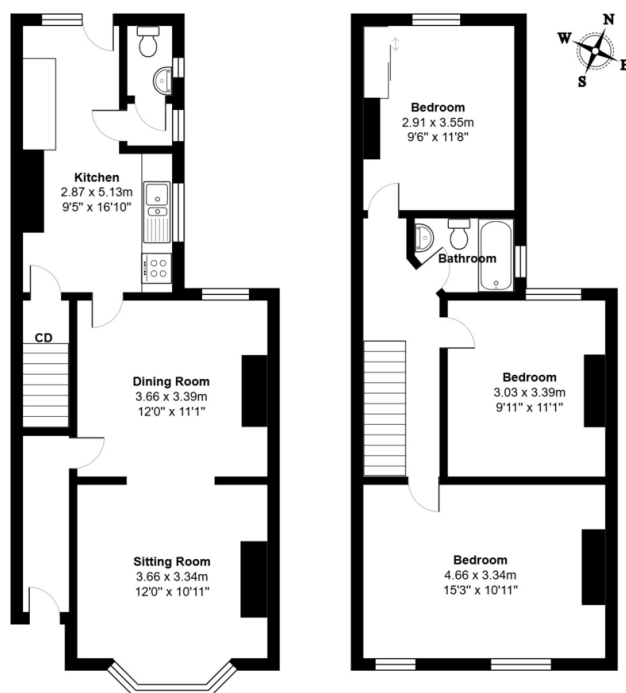
CLOAK ROOM

Low level WC, wash hand basin, vinyl floor covering, radiator, double glazed window to side aspect.

STAIRS

Carpeted stairs and landing, loft hatch, storage cupboard, doors to bedrooms and bathroom.





Total Area: 95.0 m² ... 1023 ft²

BEDROOM 1

15' 3" x 10' 11" (4.65m x 3.33m) Carpeted flooring, radiator, two double glazed windows to front aspect.

BEDROOM 2

11' 1" x 9' 11" (3.38m x 3.02m) Laminate flooring, radiator, double glazed window to rear aspect.

BEDROOM 3

11' 8" x 9' 6" (3.56m x 2.9m) Carpeted flooring, radiator, original fire place, double glazed window to rear aspect, mirrored built in wardrobes.

BATHROOM

Comprising low level WC, wash hand basin and bath with electric shower over, heated towel rail, double glazed window to side aspect floor to ceiling tiled walls, laminate flooring.

OUTSIDE

Front garden is block paved for easy care enclosed by brick wall with railings, shared passage way with side gate into rear garden which is predominately laid to lawn flower & shrub borders, all enclosed by fencing.

COUNCIL

Ipswich Borough Council
Council Tax Band (B) £1,753.15

NEAREST SCHOOLS

Springfield infant & junior school, Westbourne Academy.

SERVICES

We understand all mains services are connected.

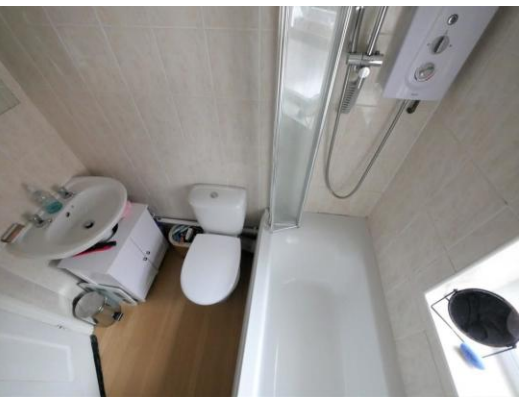
CUSTOMER PROTECTION REGULATIONS 2008

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 and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them.

We have taken steps to comply with Consumer Protection Regulations 2008, which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase, please contact us and we will make every effort to be of assistance.

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Broom Hill Road IPSWICH IP1 4EH	Energy rating D	Valid until: 8 November 2034
		Certificate number: 9097-1209-0904-4108-1804



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

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