



**Nelson Road, Ipswich, IP4 4DS**

**welcome to**

## **Nelson Road, Ipswich**

This well-presented, mid-terraced home benefits from two bedrooms, a separate lounge and dining room, a 1st floor bathroom, a paved rear garden and off street parking. NO ONWARD CHAIN!

### **Entrance Porch**

Double glazed window to the front and a door to the lounge/diner.

### **Lounge**

Double glazed window to the front, carpet flooring, a door to the porch and one covered radiator.

### **Dining Room**

Double glazed window to the rear, carpet flooring, a fireplace with stone base and surround, one radiator, two storage cupboards and doors to the kitchen and lounge.

### **Kitchen**

A door to the garden, two double glazed windows to the side, tiled effect flooring, a stainless steel sink plus drainer and chrome mixer tap, one covered radiator, an integrated oven with gas hob and extractor hood, a wall mounted boiler, eye and base level units in cream with wood effect worktop surfaces and a white tiled splashback.

### **First Floor Landing**

Carpet flooring.

### **Master Bedroom**

Double glazed window to the front, carpet flooring, a storage cupboard, one radiator and a feature fireplace.

### **Bedroom Two**

Double glazed window to the rear, carpet flooring and one radiator.

### **Bathroom**

Double glazed window to the rear, a bath with shower attachment, one radiator, partially tiled walls, wood effect flooring, low level WC, pedestal wash hand basin and a fitted mirror.

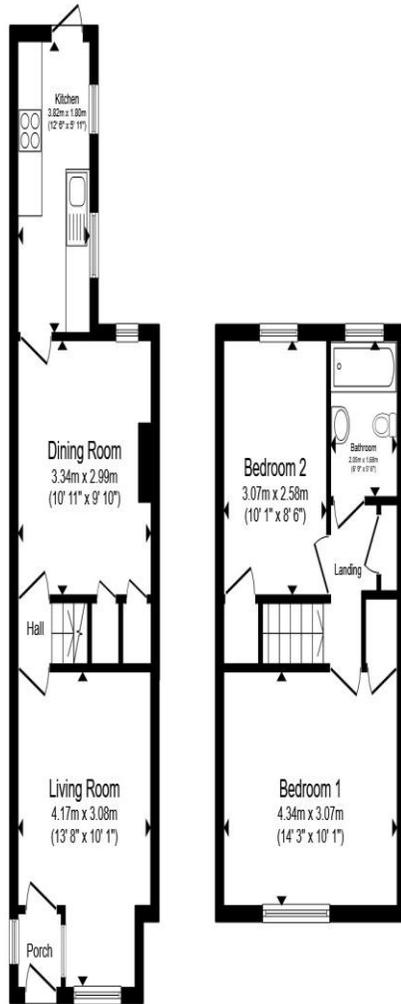
### **Outside:**

#### **Front Garden**

Block paved driveway with off street parking for one vehicle and a side access.

#### **Rear Garden**

Fully enclosed rear garden with a patio seating area, flower beds, a side gate and a door to the kitchen.



**Ground Floor**

**First Floor**

Total floor area 67.2 m<sup>2</sup> (723 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. 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 part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



**welcome to**  
**Nelson Road,**  
**Ipswich**

- No onward chain
- Two bedrooms
- 1st floor bathroom
- Paved rear garden
- Off street parking

Tenure: Freehold EPC Rating: E  
Council Tax Band: A

offers in excess of  
**£200,000**



**view this property online** [williamhbrown.co.uk/Property/IPS121092](http://williamhbrown.co.uk/Property/IPS121092)



Property Ref:  
IPS121092 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**william h brown**



**01473 226101**



[ipswich@williamhbrown.co.uk](mailto:ipswich@williamhbrown.co.uk)



16-18 Wolsey House, Princes Street, IPSWICH,  
Suffolk, IP1 1QT



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**