



Tower Mill Road | Ipswich | IP1 4QG

Price £195,000 Freehold

 **your ipswich**
estate agents

Tower Mill Road, Ipswich, IP1 4QG

We are delighted to be offering for sale this well maintained, two bedroom semi detached property located to the West side of Ipswich on a modern development close to the river Gipping with it's riverside walks. Arranged over two floors the property comprises storm porch with door into entry hall, modern fitted kitchen, open plan lounge/dining with French doors out to rear garden, ground floor cloakroom, stairs rising to first floor leading to two double bedrooms and family bathroom. Outside off road parking in front of attached single garage with up & over roller door, enclosed rear garden laid to lawn with patio area.



STORM PORCH

With door into entry hall.

ENTRANCE HALL

Storage cupboard under stairs, tile effect flooring, archway into kitchen and doors into cloakroom lounge/dining.

CLOAKROOM

Comprising low level WC, wash hand basin, radiator, non slip flooring.



KITCHEN

7' 9" x 6' 5" (2.36m x 1.96m) Fitted kitchen with wall & base units with roll edge work tops, stainless steel single drainer sink with swan neck mixer tap, tiled splash backs, wall mounted gas boiler in wall unit, electric oven & hob with stainless steel extractor hood, plumbing for washing machine, double glazed window to front aspect, tile effect flooring.

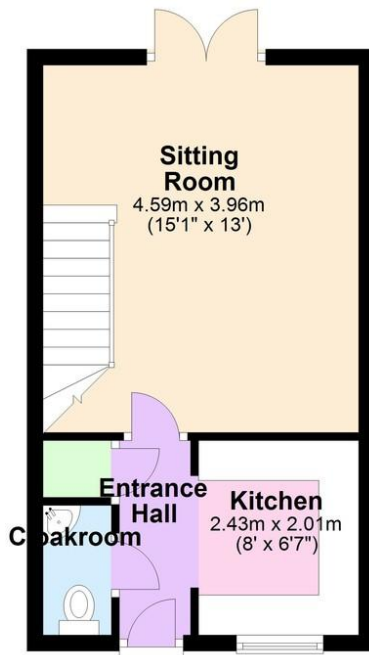
LOUNGE/DINER

15' x 12' 9" (4.57m x 3.89m) Wood effect laminate flooring, 2 radiators, double glazed French doors out to rear garden, stairs to first floor.



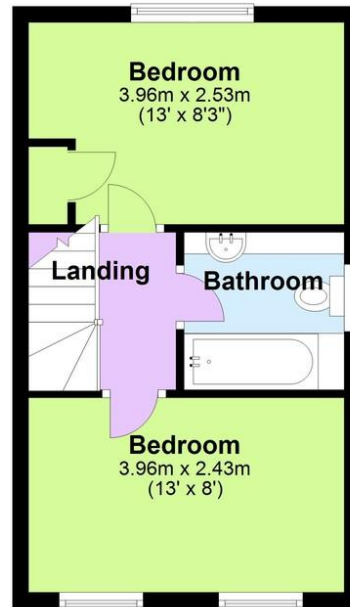
Ground Floor

Approx. 28.2 sq. metres (303.4 sq. feet)



First Floor

Approx. 28.2 sq. metres (303.4 sq. feet)



Total area: approx. 56.4 sq. metres (606.8 sq. feet)

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

STAIRS

Rising to first floor landing.

LANDING

Loft hatch, doors off to bedrooms and bathroom.

BEDROOM ONE

13' x 8' (3.96m x 2.44m) Carpeted flooring, double glazed windows to front aspect, radiator.

BEDROOM TWO

13' max x 8' 3" max (3.96m x 2.51m) Double glazed window to rear aspect, radiator, carpeted flooring, airing cupboard housing hot water cylinder.

BATHROOM

6' 4" x 6' 4" (1.93m x 1.93m) Comprising Low level WC, wash hand basin with cupboards under, bath with mixer shower attachment, extractor fan, non slip flooring radiator, double glazed window to side aspect, shaver socket.

OUTSIDE FRONT

17' 7" x 9' (5.36m x 2.74m) Lawn area and pathway to front door, driveway leading to attached single garage with pitched roof for storage and up & over roller door power and lighting connected, side pedestrian door out to rear garden.

OUTSIDE REAR

Enclosed rear garden mainly laid to lawn with patio area.

48 TOWER MILL ROAD
IPSWICH
IP1 4QG

Energy rating

C

Valid until 1 October 2030

Certificate number
9009-2200-4800-1995-1704



**VIEWING STRICTLY BY APPOINTMENT
THROUGH YOUR IPSWICH**

01473 289333
www.your-ipswich.co.uk

Property Misdescriptions Act 1991. Your Ipswich Estate Agents Limited has not tested any electrical items or appliances, nor any plumbing or heating systems and, therefore, cannot testify that they are operational. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract. All description, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Unless otherwise stated all prices and rents are quoted exclusive of VAT. All negotiations are to be conducted through Your Ipswich Estate Agents Limited. SUBJECT TO CONTRACT.

125 Dale Hall Lane, Ipswich IP1 4LS
Email: sales@your-ipswich.co.uk