

19 Broom Hill Road, Ipswich, IP1 4EH



Freehold

Guide Price

£240,000

Subject to contract

Period features

3 bedrooms

2 reception rooms

18ft Kitchen-breakfast room

Contemporary bathroom



A double bayed Victorian terrace house, which offers generous accommodation with period features and original sash windows.

Some details

General information

Situated on the north western side of the town, is this impressive double bay Victorian terrace house, which offers generous accommodation including three double bedrooms, two receptions rooms and a 18ft kitchen-breakfast room.

The accommodation comprises a porch, with a stain glass panelled door leading into the reception hall, which has stripped wooden floor and cornicing. Original doors lead to all ground floor rooms. The sitting room is located to the front and has a feature fire place and an original sash window to the bay. Adjacent is the dining room which has wooden flooring and double doors opening out into the garden. To the rear of the property is the 18ft kitchen-breakfast room, with a tiled floor, original sash window to the side and a further window overlooking the garden. There is an extensive range of contrasting base and eye level units, work surfaces and sink. The integrated appliances include and oven with hob and extractor, dishwasher, washing machine and space for a fridge/freezer. In the breakfast area is a brick built fireplace and built in cupboard.

The first floor landing has doors off to three double bedrooms, cupboard and the bathroom. The bathroom has a contemporary white suite of basin, WC and bath with shower over. The impressive main bedroom has original sash windows to the front and bay, built in cupboard and a feature fireplace. The two further bedroom both have windows to the rear and feature fireplaces.

Reception hall

20' 10" x 4' 9" (6.35m x 1.45m)

Sitting room

14' 1" x 12' 3" (4.29m x 3.73m)

Dining room

11' 6" x 10' 9" (3.51m x 3.28m)

Kitchen-breakfast room

18' 9" x 10' 5" (5.72m x 3.18m)

Landing

Bedroom one

16' 2" x 14' 2" (4.93m x 4.32m)

Bedroom two

11' 5" x 10' 9" (3.48m x 3.28m)

Bedroom three

12' 4" x 10' 4" (3.76m x 3.15m)

Bathroom

6' x 5' 9" (1.83m x 1.75m)

The outside

The front of the property is recessed from the road by a front garden with brick wall and wrought iron railings. There is a shingle front garden with various shrub borders and a tiled pathway leading to the front door.

The rear garden has a block paved patio to the immediate rear of the property, is enclosed by wooden fencing and has areas laid to lawn. There is a large shed to the rear with double doors.

Where?

Broom Hill Road is located of the north west side of the town just off Norwich Road, providing excellent links to a local parade of shops and the A12/A14. Retail parks can be easily located and there are frequent services to Ipswich town centre which has an abundance of shopping facilities, coffee houses, bars and restaurants.

Important information

Council Tax Band - B

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

EPC rating - D

Directions

Head out of town in a north westerly direction along Norwich Road, passing Coes on the right, continue until the double mini roundabout and continue straight over. Take the second turning on the right onto Broom Hill Road, continue up the hill where the property will be found on the left hand side, identified by a Fenn Wright board.

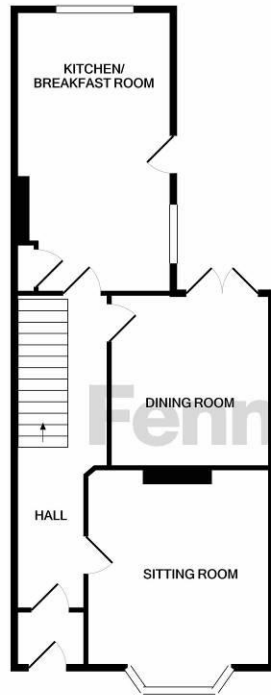
Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

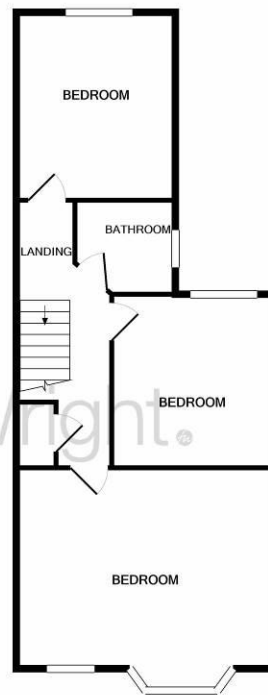
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Viewing

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