



Thompson Road, Ipswich, Suffolk
£160,000

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Grace Estate Agents are pleased to present to market a charming 2-bedroom Victorian terraced house in West Ipswich.

The property benefits from on-street parking, original fireplaces, a well-presented garden, two spacious bedrooms, gas central heating and double-glazing throughout.

On the ground floor the property contains an open-plan lounge/diner, galley-style kitchen, utility room and cloakroom. A back door leads to the rear garden which is mostly gravelled/paved. The garden also features a decking area for outdoor entertaining and a large shed. Upstairs the accommodation provides two double bedrooms and a family bathroom.

Situated on Thompson Road, just off Bramford Lane, this property is just a short drive from Ipswich's thriving town centre and is also within easy reach of both the A12 and A14.

Early viewing of this property is highly recommended.

Lounge
10'11" x 10'11" (3.33 x 3.35)

Double-glazed front door with patterned obscured glass, radiator, wood-effect laminate flooring, double-glazed window to front.

- VICTORIAN TERRACED HOUSE
- 2 DOUBLE BEDROOMS
- GAS CENTRAL HEATING
- DOUBLE GLAZING THROUGHOUT
- UNRESTRICTED ON-STREET PARKING
- GOOD-SIZED REAR GARDEN
- LARGE GARDEN SHED
- UTILITY ROOM
- DOWNSTAIRS CLOAKROOM
- CLOSE TO TOWN CENTRE





Dining Room
10'11" x 11'0" (3.33 x 3.37)
Wood-effect laminate flooring, double-glazed window to rear aspect, radiator.

Kitchen
6'9" x 9'1" (2.08 x 2.77)
Double-glazed window to side aspect, double-glazed back door with obscured glass, radiator, black tiled flooring, white gloss kitchen cabinets with silver handles, black matt sink, combi boiler, storage cupboard, electric hob and oven, chrome extractor hood, white tiled splashback.



Utility Room
4'10" x 5'7" (1.49 x 1.72)
Off kitchen, black tiled floor, radiator, double-glazed window to side aspect, obscured glass, door leading to cloakroom.

Downstairs WC
4'10" x 2'9" (1.49 x 0.86)
Double-glazed window to side, obscured glass, sink, low-level WC.

Landing
Carpeted, loft hatch, electrics board, single-glazed window to side.

Master Bedroom
11'0" x 11'2" (3.36 x 3.41)
Double-glazed window to front aspect, feature original fireplace, fitted wardrobe, carpeted, radiator.

Bedroom Two
8'1" x 10'10" (2.47 x 3.32)
Double bedroom, double-glazed window to rear aspect, feature fireplace, radiator, carpeted, built-in cupboard.

Bathroom
6'11" x 9'5" (2.13 x 2.89)
Obscured glass double-glazed window to rear aspect, grey vinyl flooring, radiator, double shower, electric shower, sink with mixer taps, mirror on wall, storage cupboard, wall-mounted electric heater.

Rear Garden
South-facing, patio, shed, enclosed with fencing, gate to rear.



