

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, doubleglazed 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, singleglazed 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.

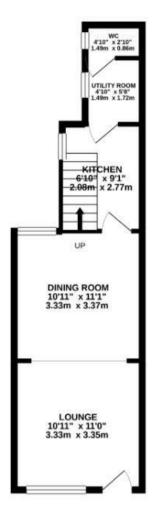
#### Bathroom

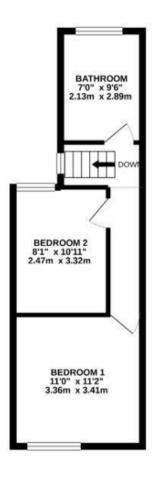
6'11" x 9'5" (2.13 x 2.89)
Obscured glass double-glazed window to rear aspect, grey vinyl flooring, radiator, double shower, electric shower, sink with mixer taps, mirror on wall, storage cupboard, wall-mounted electric heater.

#### Rear Garden

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

GROUND FLOOR 1ST FLOOR 344 sq.ft. (32.0 sq.m.) approx. 337 sq.ft. (31.3 sq.m.) approx.





# Lister Rd Kelvin Rd Deben Rd Sproughton Rd Riverside Rd giver Gipping Coords Map data @2021 **Energy Efficiency Rating** Environmental Impact (CO<sub>2</sub>) Rating Current Very energy efficient - lower running costs Very environmentally friendly - lower CO2 emissio (92 plus) A (92 plus) 🔼 86 (81-91) (39-54) Not energy efficient - higher running costs Not environmentally friendly - higher CO2 emission EU Directive 2002/91/EC EU Directive 2002/91/EC **England & Wales England & Wales**

Westbourne Academy

#### Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.