

London Road, Ipswich, IP1 2HF

william h brown

welcome to

London Road, Ipswich

This spacious, Victorian end-terrace home offers plenty of character and flexible accommodation throughout. Featuring three double bedrooms, three reception rooms, two bathrooms, two cloakrooms, a basement, off street parking and a beautifully landscaped South-facing rear garden.

Entrance Hall
A grand and welcoming entrance hall, rich in original Victorian character, with original floorboards, decorative cornicing and architrave's, an original staircase, radiator, built-in larder/storage cupboards and a door providing access to the rear garden.

Lounge/Diner
A stunning, open plan lounge/diner boasting a wealth of period features throughout. The lounge area benefits from a sash bay window to the front, original floorboards, a feature fireplace with marble surround, radiator and TV point. The dining area features a sash window to the rear, carpet flooring, a feature fireplace with marble surround and radiator. Together, the rooms create an impressive entertaining and family living space.

Kitchen
A long and spacious kitchen with two sash windows to the side, tiled flooring, a range of wood effect base units with stone effect worktop surfaces, a grey one and a half bowl sink plus drainer and chrome mixer tap, space for a cooker and fridge/freezer, space and plumbing for a washing machine, additional storage cupboards and a door leading to the snug.

Snug
A versatile room, which is approximately three-quarters complete and offers excellent potential as a sunroom, garden room, or additional reception space. Features include bi-fold doors opening onto the rear garden, windows overlooking the garden, spotlights, power, direct access to the patio and beautiful views across the South-facing garden.

Ground Floor Cloakroom
Located adjacent to the snug with low level WC and exposed brickwork.

Basement
A fully tanked basement, currently utilised as a home office but equally suitable as a hobbies room, gym, or additional storage. Features include wood effect flooring, spotlights, radiator and exposed beams.

First Floor Landing
A spacious split-level landing with carpet flooring, radiator, loft hatch and two large storage cupboards.

Master Bedroom
A generous double bedroom with a sash window to the front, original floorboards, a feature fireplace, radiator and a built-in wardrobe.

Bedroom Two
Another spacious double bedroom with a sash window to the rear, original floorboards, a feature fireplace and a built-in wardrobe.

Bedroom Three
A window to the side, original floorboards, radiator and access to the en suite.

En Suite
A partially completed room with a freestanding roll-top bath, a window to the side and original floorboards.









Shower Room
A stylish shower room with a walk-in shower, waterfall showerhead and shower attachment, pedestal wash hand basin, fully tiled walls, tiled flooring, chrome heated towel rail, spotlights and a window to the front.

First Floor Cloakroom
Low level WC, marble effect tiled flooring, fully tiled walls, a window to the side and a small loft hatch.

Outside:

Front Garden & Parking
The property benefits from ample off street parking via a shingle driveway, mature trees, raised planters, steps leading to the front entrance, a pathway to the front door and a side access gate to the rear garden.

Rear Garden
A particular feature of the property is the beautifully maintained, South-facing rear garden, enjoying a high degree of privacy. The garden benefits from a large Porcelain paved patio seating terrace, extensive lawned areas, newly installed fencing with concrete posts, mature trees, established planting, flower bed borders, a greenhouse, multiple storage sheds, outside lighting, an outside tap and fully enclosed boundaries.

Agents Note:
Please note that prior to this current vendor purchasing the property, there was an internal wall removed in the lounge/diner and building regulations were not obtained. We recommend you speak to your Conveyancer regarding this.

welcome to

London Road, Ipswich

- Three large double bedrooms
- Impressive open plan lounge/diner
- Large kitchen
- Fully tanked basement currently used as a home office
- Beautiful South-facing rear garden

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

offers in excess of

£325,000



Total floor area 162.5 m² (1,749 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

william h brown

view this property online williamhbrown.co.uk/Property/IPS118617

The Property Ombudsman

Property Ref:
IPS118617 - 0003

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

01473 226101

Ipswich@williamhbrown.co.uk

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

williamhbrown.co.uk

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.