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Richmond Road

West Ipswich, IP1 4DW

Offers in excess of £230,000



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Front Garden

Off-road parking for one car, via a drop curb and a block paved driveway.

Entrance Hallway

Entry via a double glazed obscure UPVC door facing the front with a double glazed obscure window above, entrance mat, coving, original features, wool carpet, vintage style column radiator, access to the stairs with carpet runner with stair rods and a door to the dining room.

Lounge

10'11" x 10'10" (3.33m x 3.30m)

Double glazed three bay window facing the front, coving, picture rails, modern fitted column floor to ceiling radiator, USB sockets, open feature chimney breast, wool carpet and entry is via the dining room.

Dining Room

11'10" x 11'5" (3.61m x 3.48m)

Double glazed window facing the rear, coving, under-stairs cupboard, modern column floor to ceiling radiator, exposed feature brick fireplace with a tiled base which currently houses a vintage stove fire (not functional), access to the lounge and internal wooden doors to the kitchen.

Kitchen

9'9" x 7'10" (2.97m x 2.39m)

Newly fitted kitchen with a double glazed window facing the side, obscure double glazed door facing the side going out into the rear garden, wall and base fitted units with cupboards and drawers and a finished curved worksurface, built-in double oven, electric hob with a cooker hood above, space for a fridge freezer, stainless steel single sink bowl and drainer unit with a mixer tap, solid wood roll top work surfaces, cladded ceiling, modern column radiator, tiled flooring, Baxi boiler (installed in 2018, still under warranty and regularly serviced) and access to the utility space.

Utility Space

4'7" x 2'2" (1.40m x 0.66m)

Spotlights, plumbing for a washing machine, space for a tumble dryer, tiled flooring and a door into the ground floor shower room.

Ground Floor Shower Room

6'8" x 4'5" (2.03m x 1.35m)

Double glazed obscure window to the side, an open modern walk-in shower style cubicle with a wet room styled tiled flooring with an electric shower, extractor fan, vanity wash hand basin with a mixer tap, low flush W.C., fully tiled walls and a heated towel rail.

Landing

Coving, access to the loft which is fully boarded, ladder, light and a skylight as well, wool carpet and doors to bedrooms one, two, three and study / potential bathroom.

Bedroom One

Double glazed window facing the rear, modern column floor to ceiling radiator, wool carpet, feature exposed open fireplace and USB sockets.

Bedroom Two

10'10" x 8'7" (3.30m x 2.62m)

Double glazed window facing the front, wool carpet and a modern floor to ceiling column radiator.

Bedroom Three

9'11" x 7'11" (3.02m x 2.41m)

Double glazed window facing the rear, USB sockets, wool carpet and a modern column radiator.

Bedroom Four / Study / Potential Bathroom

8'2" x 5'1" (2.49m x 1.55m)

Double glazed window facing the front, natural hardwood flooring, modern column radiator, heated stainless steel towel rail and an extractor fan. (vendors

plans were to potentially change this into a bathroom / shower room and is going to leave it open to the next owner.)

Rear Garden

From the kitchen door you are met by a small courtyard which is fully enclosed via a high brick wall with an outside tap, fully block paved with an iron railed gate accessing the garden (please note there is access into the garden via a gate on both sides). After the railing gate you are met by a large patio area which has two tiers, which is crazy paved it is well laid out with a mixture of trees and plants, with access to an area that is mainly laid to lawn with a pathway, flowerbed borders on either side with well mature plants, shrubs and trees. At the rear of the garden you have a step up to an area laid mostly with shingle giving you access to a summer house. The garden is fully enclosed via panel fencing throughout and you have a gate to the rear. (The Keter shed and greenhouse are not part of the sale).

Agents Notes

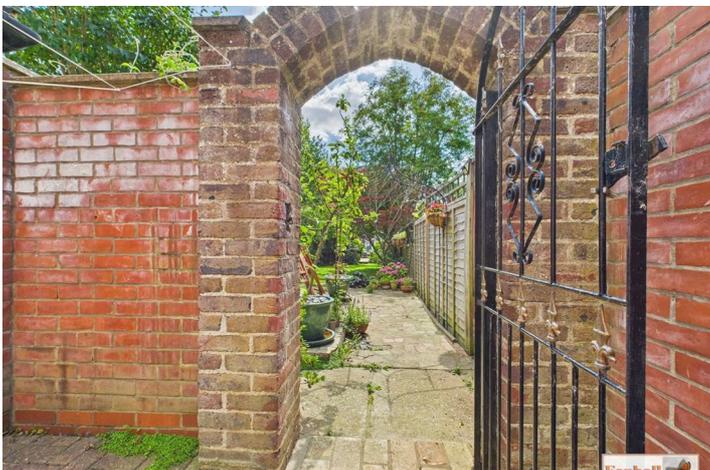
Tenure - Freehold

Council Tax Band - B

Right of way terrace access.









Road Map



Hybrid Map



Terrain Map



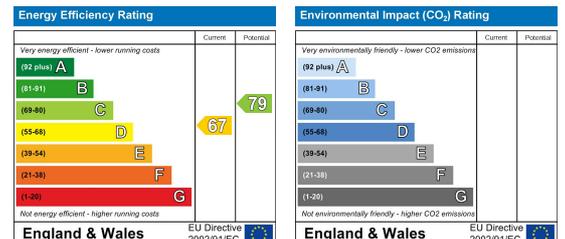
Floor Plan



Viewing

Please contact us on 01473 721133 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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