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# Rosebery Road

## East Ipswich, IP4 1PS

**Offers in excess of £170,000**

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## Offers in excess of £170,000

### Front Garden
Enclosed to half height brick wall, the front garden is mainly laid to gravel with a path leading to the front door.

### Lounge
11'5 x 11'1 (3.48m x 3.38m)
Front aspect UPVC double glazed entrance door into the lounge, front aspect double glazed window, radiator, feature fireplace, laminate flooring and a rear aspect door into the dining room.

### Dining Room
11' x 10'7 (3.35m x 3.23m)
Rear aspect double glazed window, built-in storage cupboard, stairs to the first floor, rear aspect door to the kitchen, radiator and laminate flooring.

### Kitchen
15' x 6'11 (4.57m x 2.11m)
Base and eye-level units, rolled edge worktops and tiled splashback, integrated electric oven and gas hob with stainless steel extractor over, wall mounted Vaillant boiler, integrated stainless steel sink and drainer, space for a dishwasher, space for an under counter fridge and freezer, under stairs storage cupboard, side aspect UPVC double glazed door into the garden, side and rear aspect double glazed windows, radiator and tiled flooring.

### Landing
Door to both bedrooms and the bathroom, loft access and carpeted flooring.

### Bedroom One
11'5 x 11'1 (3.48m x 3.38m)
Front aspect double glazed window, radiator and carpeted flooring.

### Bedroom Two
11'1 x 8'8 (3.38m x 2.64m)
Rear aspect double glazed window, radiator and carpeted flooring.

### Bathroom
8'7 x 6'11 (2.62m x 2.11m)
Panel bath with Triton T80 plus electric shower, low-level W.C., pedestal hand wash basin, storage cupboard, rear aspect frosted double glazed window, radiator, tiled walls and laminate flooring.

### Rear Garden
Enclosed to panel fencing and the rear garden is mainly laid to patio.

### Agents Notes
Tenure - Freehold
Council Tax Band - B

## Road Map

## Hybrid Map

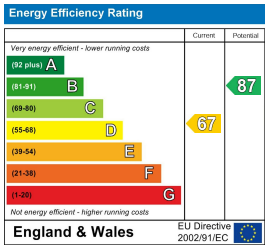
## Terrain Map

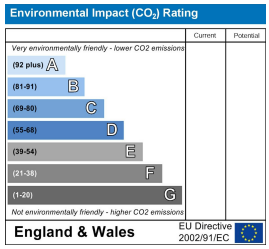
## Floor Plan

## 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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