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Spring Road

East Ipswich, IP4 5NN

Offers in excess of £170,000

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Front Garden

Partly enclosed via a mid height brick wall, mostly laid to shingle and hardstanding concrete with just three steps leading up to the entrance porch and there's access down the side leading to a gate into the rear garden.

Porch

Entry via double glazed obscure door facing the front, lighting, laminate flooring and a double glaze obscure door going into the lounge.

Lounge / Diner

23'6" x 12'0" (7.16m x 3.66m)

Lounge Area - Double glazed window facing the front, radiator, feature electric fire with a stone base and background with brick surround and a wooden mantle. There is also a fitted storage cupboard which house the gas meter, access via both sides of the stairs into the dining area.

Dining Area - Access to the stairs, double glazed double French style doors to the rear going into the garden, coving, radiator, built-in storage cupboard with fitted shelving And a door into the kitchen.

Kitchen

8'8" x 5'10" (2.64m x 1.78m)

Double glazed window facing the side, wall and base fitted units with cupboards and drawers, space for an oven, stainless steel single sink bowl and drainer unit with a mixer tap over, plumbing for a washing machine, space for a fridge freezer, tiled splash-back and a door into the bathroom.

Bathroom

8'2" x 5'6" (2.49m x 1.68m)

Double glaze obscure window to the side, extractor fan, low-flush W.C. pedestal wash hand basin with a mixer tap, panel bath with a mixer tap and a shower attachment over and a glass bi-folding screen, stainless steel heated towel rail and tiled splash-back.

Landing

Access to the loft and doors to bedrooms one and two.

Bedroom One

11'11" x 10'1" (3.63m x 3.07m)

Double glazed window facing the rear, radiator, coving and a door to the ensuite shower room.

En Suite Shower Room

8'3" x 5'10" (2.51m x 1.78m)

Double glazed obscure window to the side, shaver point, extractor fan, cupboard housing the Baxi combi boiler, stainless steel heated towel, low-flush W.C., pedestal wash hand basin with hot and cold taps, corner shower cubicle with splash-back boarding, half tiled walls and tiled splash-back.

Bedroom Two

12'1" x 10'2" (3.68m x 3.10m)

Double glazed window facing the front, radiator, coving, laminate flooring and an over stair storage cupboard.

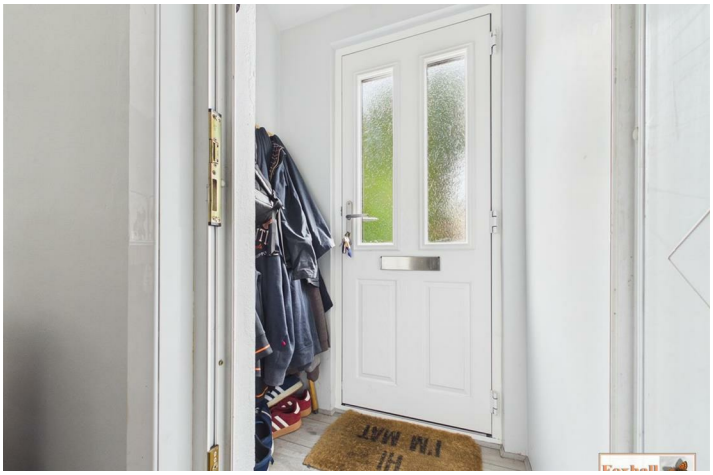
Rear Garden

Fully enclosed south facing rear garden, mostly laid to lawn with a patio area, pathway, enclosed via panel fencing, access to a brick built storage cupboard and a gate leading into the front garden.

Agents Notes

Tenure - Freehold

Council Tax Band - B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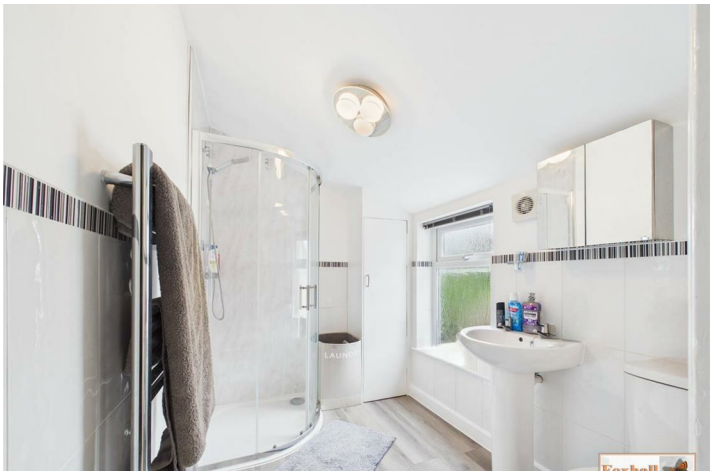

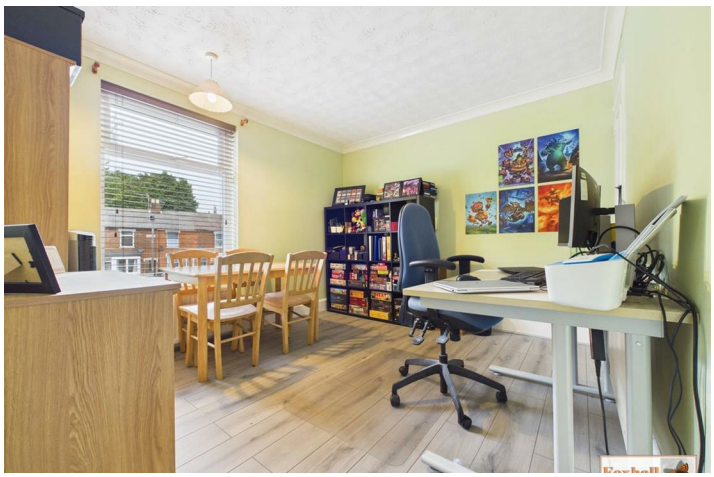

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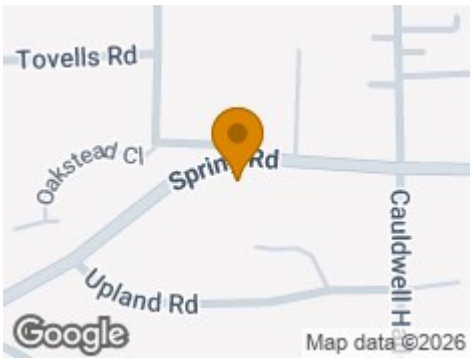
Road Map



Hybrid Map

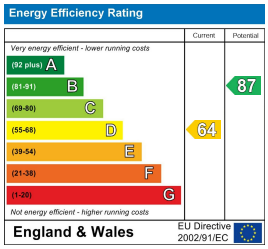
Terrain Map

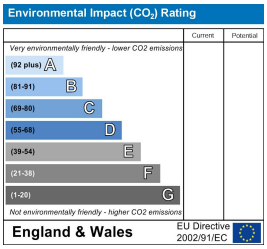
Floor Plan

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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