



Hampton Road, Ipswich,  
£175,000



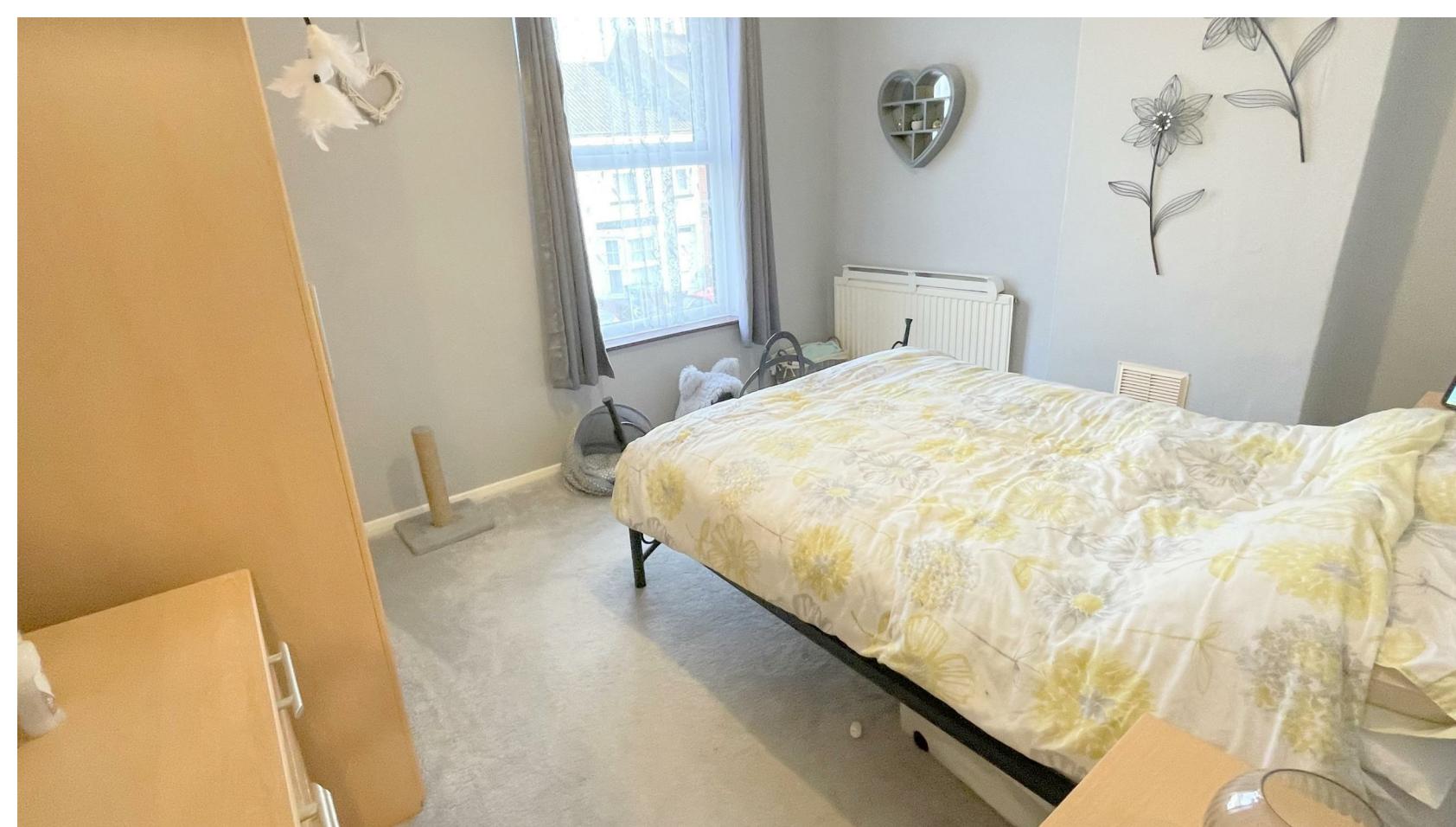
- PERIOD PROPERTY
- END TERRACE HOUSE
  - TWO BEDROOMS
  - TWO RECEPTIONS
- GAS CENTRAL HEATING
  - DOUBLE GLAZING
  - FITTED KITCHEN
- MODERN BATHROOM
  - REAR GARDEN
- CLOSE TO FACILITIES

**A great example of the two bedroom two reception end terrace house located in the convenient location close to supermarkets, schooling, local shops and A14/A12 junction.**

#### **PROPERTY:**

A great opportunity to acquire this two bedroom two reception established end terrace house located in this convenient location. This period home has been owned by its present owner since 2011 and in that time has been improved and upgraded with:- gas to radiator central heating, double glazing, fitted kitchen, modern bathroom and decoration. The rooms are set out over two floors with the ground floor consists :- living room, second reception/dining room, kitchen, inner lobby and bathroom. The first floor leads from the landing with access to the two bedrooms. There are both front and rear gardens, the rear being approximately 41ft and is enclosed.



**LOCATION:**

Hampton Road (IP1) is situated to the west side of Ipswich close to local schools, shops, supermarkets and restaurants. The town centre is within easy reach with a wide variety of shops, supermarkets, the Buttermarket and Sailmakers shopping centres as well as Ipswich mainline station for access to London Liverpool Street. The A14 trunk road is also close by for Bury St Edmunds, Colchester and Felixstowe.

**LIVING ROOM:**

11'7 x 10'3 (3.35m x 3.12m)  
Double glazed frosted entrance door to:-  
Double glazed window to front elevation, radiator, fire surround with inset gas fire and wood laminate flooring.

**DINING/SECOND RECEPTION ROOM:**

11'8 x 11'7 (3.56m x 3.53m)  
Doble glazed door to rear elevation, radiator, storage alcove and access to:-

**KITCHEN:**

8'1 x 71' (2.46m x 21.64m)  
Double glazed window to side elevation, stainless steel sink unit inset to work tops with cupboards under, a range of floor standing cupboards and drawers with adjacent work tops, wall mounted matching cupboards, stainless steel filter hood over a four ring ceramic hob, electric double oven under, space for fridge freezer, low level kick board heater and wood effect floor tiling.

**INNER LOBBY:**

Double glazed window to side elevation, plumbing for washing machine, built in storage cupboard and wood effect floor tiling.



**BATHROOM:**

6'8 x 5'8 (2.03m x 1.73m)

Double glazed frosted window to the rear elevation, radiator, drop light switch, radiator, low level WC, wash hand basin inset to vanity unit, panel bath with hand grips and mixer tap shower, tiled walls, wood effect floor tiling.

**LANDING:**

Access to bedrooms:-

**BEDROOM ONE:**

11'8 x 10'3 (3.56m x 3.12m)

Double glazed window to front elevation and radiator.

**BEDROOM TWO:**

11'9 x 9'1 (3.58m x 2.77m)

Double glazed window to rear elevation, radiator and built in boiler cupboard housing wall mounted gas boiler.

**FRONT GARDEN:**

The front garden has a concrete pathway to front with stone/shingle for easy maintenance behind a brick wall. there is also side access.

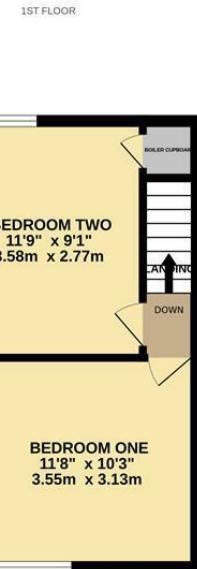
**REAR GARDEN:**

Extending to 41ft (approx), laid mainly to lawn with decked patio area and timber shed.

**AGENTS NOTE:**

The property has suffered some structural movement that has been fixed under and insurance policy. A certificate of structural adequacy has been provided and can be viewed at our offices.





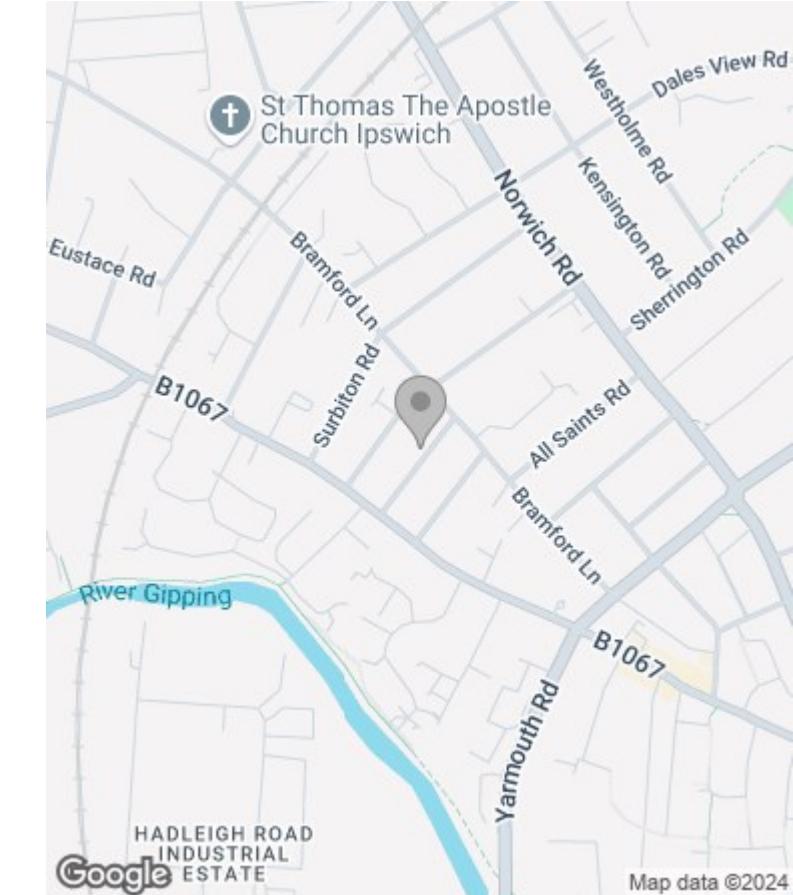
Whilst every attempt has been made to ensure the accuracy of the particulars contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## 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.

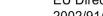


### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		54
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC



### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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