



Kensington Road, Ipswich, IP1 4LB

welcome to

Kensington Road, Ipswich

Offered with NO ONWARD CHAIN, this three-bedroom end-terrace home features two reception rooms, a utility room, ground floor bathroom, a South-facing garden and a convenient location close to shops, schools and amenities.

Entrance Hall

Carpet flooring, radiator and staircase leading to the first floor.

Lounge

A cosy reception room featuring two double-glazed windows to the front aspect, carpet flooring, radiator and television point.

Dining Room

A generous second reception room with double-glazed window to the rear, carpet flooring, radiator, decorative wallpapered walls and large understairs storage cupboard. Door providing access to the staircase.

Kitchen

Fitted with a range of wood-effect base units complemented by marble-effect work surfaces. Features a one-and-a-half bowl stainless steel sink with drainer and chrome mixer tap, tiled splashbacks, stone-effect flooring, double-glazed side window and space for a cooker and fridge/freezer.

Utility Room

Practical utility space with fitted worktop and wall units, plumbing for a washing machine, space for a tumble dryer, radiator, stone-effect flooring, window to the rear and door leading to the garden.

Cloakroom

Low-level WC, tiled-effect flooring and double-glazed window to the side aspect.

Ground Floor Bathroom

Comprising a bath with shower over, vanity wash hand basin, fully tiled walls and flooring, radiator, fitted mirror and double-glazed side window.

Greenhouse/Workshop

Part brick-built construction with windows to the side and rear aspects, power connected and currently utilised as a useful storage area.

Landing

Carpet flooring and loft hatch access.

Bedroom One

Spacious principal bedroom featuring two double-glazed windows to the front aspect, carpet flooring, radiator, wallpapered walls and a full wall of fitted sliding wardrobes.

Bedroom Two

Double-glazed window to the rear aspect, carpet flooring and radiator.

Bedroom Three

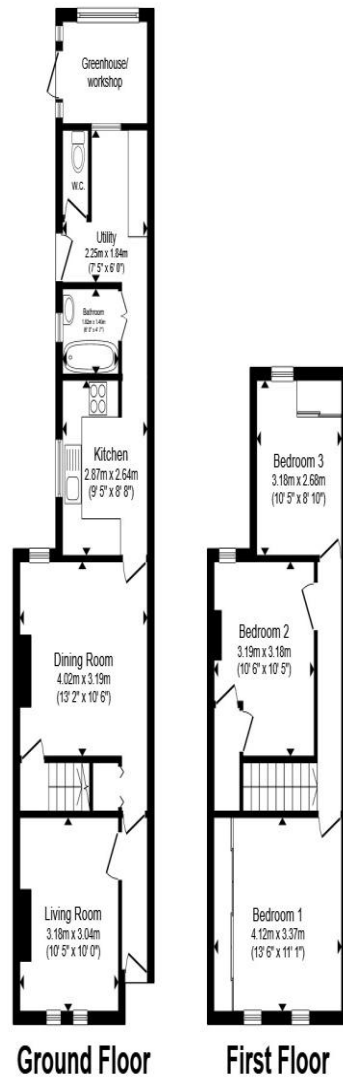
Double-glazed window to the rear aspect, carpet flooring, radiator and useful airing cupboard.

Front Garden

Walled frontage with gated access, pathway leading to the front door, hedging and side access to the rear garden.

Rear Garden

A beautifully established and fully enclosed south-facing garden featuring a patio seating area, outside tap, external lighting, lawn, mature hedging, flower beds, trees and a garden shed.



Total floor area 89.1 m² (959 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



welcome to
Kensington Road,
Ipswich

- No onward chain
- Three-bedroom end-terrace home
- Two spacious reception rooms
- Ground floor bathroom & separate cloakroom
- Beautiful South-facing rear garden

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: B

offers in excess of
£165,000



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Property Ref:
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