



**Lancaster Road, Ipswich, IP4 2NY**

**welcome to**

## **Lancaster Road, Ipswich**

This well-presented, mid-terraced home benefits from two double bedrooms, one single bedroom/office, a ground floor bathroom, a utility area, a fully enclosed rear garden, permit parking and NO ONWARD CHAIN!

### **Lounge**

Carpet flooring, one radiator, double glazed window to the front, solid wood front door and TV point.

### **Kitchen**

Wood effect flooring, one radiator, a glazed door to the rear, eye and level base units in white with marble effect worktop surfaces, a stainless steel sink plus drainer and chrome mixer tap, an integrated oven with induction hob and extractor hood, grey tiled splashback and two understairs storage cupboards.

### **Utility Area**

A wall mounted boiler, wood effect flooring and space for a washing machine.

### **Ground Floor Bathroom**

Double glazed window to the side, one radiator, low level WC, vanity sink, extractor fan, a bath with overhead shower and glass screen.

### **First Floor Landing**

Carpet flooring.

### **Master Bedroom**

Carpet flooring, single glazed window to the rear, one radiator, a built in storage cupboard and a door to bedroom three.

### **Bedroom Two**

Carpet flooring, single glazed window to the front, one radiator and a built in wardrobe.

### **Bedroom Three/Office**

Carpet flooring, double glazed window to the rear, one radiator and a door to the main bedroom. This room would also make the perfect home office, nursery or en suite (STPP).

### **Outside:**

#### **Front Garden**

A partially walled border, a paved area and a pathway to the front door.

#### **Rear Garden**

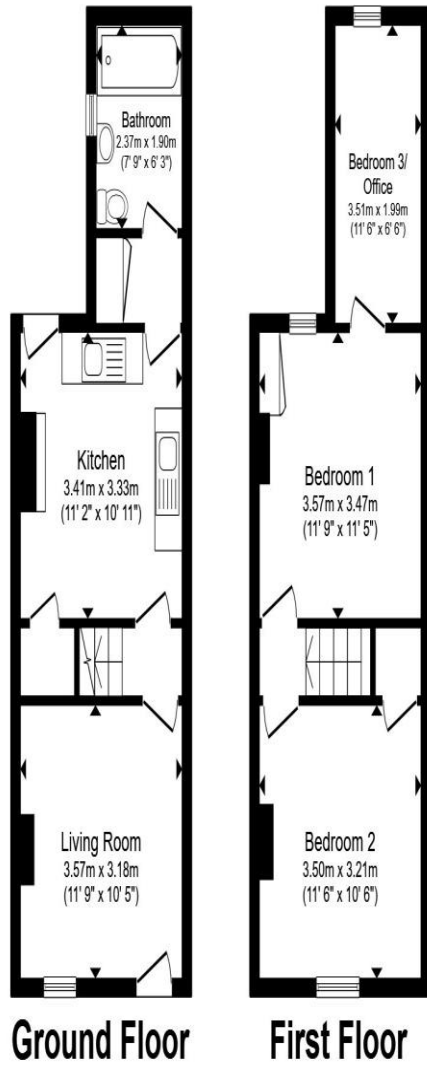
A patio seating area, a small decked area, a fully enclosed border, a grassed/shingle area and a gate to the rear.

#### **Outbuildings**

Two brick built outbuildings. These are both currently empty.

#### **Parking**

Permit on street parking charged at £78 - £98 per year



Total floor area 67.2 m<sup>2</sup> (723 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](http://www.propertybox.io)



**welcome to**  
**Lancaster Road,**  
**Ipswich**

- No onward chain
- Two double bedrooms
- One single bedroom/office off main bedroom
- Utility area
- Ground floor bathroom

Tenure: Freehold EPC Rating: D  
Council Tax Band: A

offers in excess of  
**£190,000**



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