



**Geneva Road, Ipswich, IP1 3NP**

**welcome to**

## **Geneva Road, Ipswich**

This well-presented, semi-detached home benefits from three bedrooms, a separate lounge and dining room, a 1st floor cloakroom and bathroom, off street parking and NO ONWARD CHAIN!!

### **Entrance Hall**

Carpet flooring, one radiator and an understairs storage cupboard.

### **Dining Room/Study**

Carpet flooring, one radiator, a fireplace and double glazed window to the front.

### **Lounge**

Carpet flooring, one radiator, patio doors to the rear and TV point.

### **Kitchen**

Tiled effect flooring, double glazed window to the rear, a door to the rear, eye and base level units in wood effect with marble effect worktop surfaces, tiled splashback, a stainless steel sink plus drainer and chrome mixer tap, space for appliances, spotlights, an integrated Bosch oven and extractor hood.

### **First Floor Landing**

Carpet flooring, spotlights, double glazed window to the side, a storage cupboard and loft hatch.

### **Master Bedroom**

Double glazed window to the rear, one radiator, a storage cupboard and carpet flooring.

### **Bedroom Two**

Double glazed window to the front, one radiator and carpet flooring.

### **Bedroom Three**

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

### **Cloakroom**

Marble effect flooring, heated towel rail, low level WC and double glazed window to the side.

### **Bathroom**

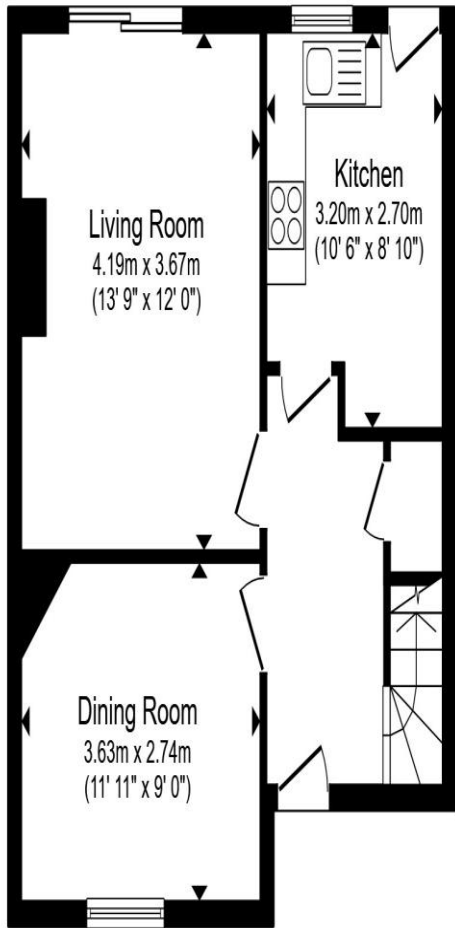
Marble effect flooring, heated towel rail, wash hand basin, tiled walls, double glazed window to the front and a bath with shower attachment and chrome mixer tap.

### **Outside: Front Garden**

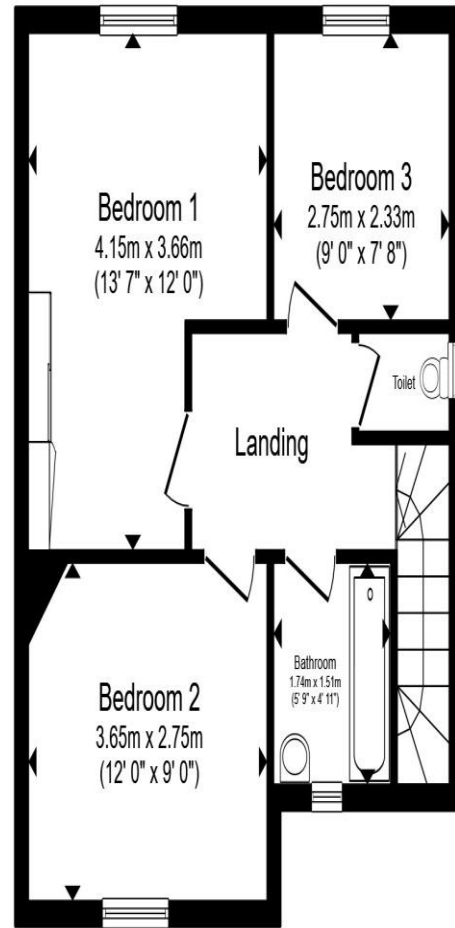
A concrete driveway, providing parking for two cars, shrubs and flower beds.

### **Rear Garden**

A fully enclosed border, a side access, a shed, a grassed area, a patio seating area, a further patio seating area to the rear, flower beds, shrubs and a tree.



**Ground Floor**



**First Floor**

Total floor area 85.7 m<sup>2</sup> (922 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**  
**Geneva Road,**  
**Ipswich**

- No onward chain
- Three bedrooms
- Separate lounge & dining room
- 1st floor cloakroom & separate bathroom
- Off street parking

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

offers in excess of  
**£250,000**



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