



Cobbold Street, Ipswich, IP4 2DN

welcome to

Cobbold Street, Ipswich

Situated just a short walk to Christchurch Park, this mid-terraced home benefits from two large, double bedrooms, a modern kitchen, a separate dining room, a 1st floor bathroom, accessed off bedroom two, a cellar and off street parking to the rear.

Entrance Hall

Victorian style tiled flooring, one radiator and a staircase to the first floor.

Lounge

Double glazed window to the front, carpet flooring, one radiator, a gas fire with original tiled base, TV point and bespoke shelving.

Dining Room

Window to the rear, an open arch leading to the kitchen, a large storage cupboard, a door to the cellar, original floorboards, one radiator and a tiled base, ready for a fireplace.

Cellar

Light, power, sockets, a boiler and a 6ft+ head height.

Kitchen

Beautifully presented kitchen with eye and base level units in cream, shaker style, with wooden worktop surfaces, a stainless steel sink plus drainer and chrome mixer tap, an integrated oven with gas hob and extractor hood, space for a fridge/freezer and dishwasher, tiled splashback, spotlights, hard tiled wood effect flooring, double glazed window to the side, a door to the garden and an open arch leading to the dining room.

First Floor Landing

Carpet flooring and loft hatch.

Master Bedroom

Double glazed window to the front, carpet flooring, one radiator and two double built in wardrobes.

Bedroom Two

Double glazed window to the rear, carpet flooring, one radiator, a built in wardrobe and a door to the bathroom.

Bathroom

Modern bathroom, accessed via bedroom two, with low level WC, pedestal wash hand basin, a bath with overhead shower, glass screen and a green textured tiled splashback, spotlights, one radiator, an airing cupboard and double glazed window to the side.

Outside:

Front Garden

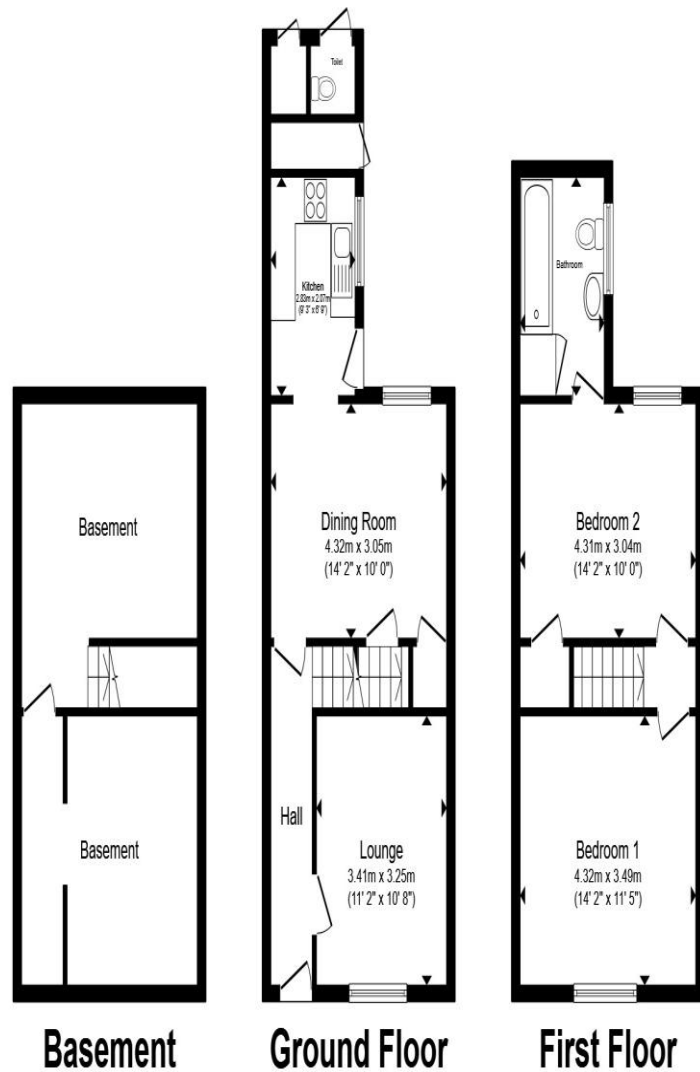
A walled border, a mature tree and a pathway leading to the front door.

Rear Garden

Beautifully landscaped, un-overlooked rear garden with a block paved seating area, two brick storage sheds, an outside toilet, an outside tap and lights, a grassed area, raised brick planters, flower beds, stepping stones leading to the rear gate, a raised patio to the rear, fully enclosed border and a gate leading to the parking.

Parking

One, large off street parking space to the rear of the property. This parking is situated at the end of the road, the current vendors use this space for two small cars.



Total floor area 113.3 m² (1,219 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



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Cobbold Street,
Ipswich

- Two large double bedrooms
- 1st floor bathroom, accessed off bedroom two
- Modern kitchen & separate dining room
- Off street parking to the rear
- Cellar with 6ft+ head height

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

£220,000



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Property Ref:
IPS121785 - 0003

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