



Palmer & Partners



Palmer & Partners

Philip Road, Ipswich, Suffolk, IP2 8BQ

OIEO: £210,000

Philip Road, Ipswich, Suffolk, IP2 8BQ

This exceptional three bedroom duplex apartment, situated within close proximity to Ipswich train station, town centre and waterfront, provides accommodation over two floors and is full of character throughout including high ceilings and stripped wood flooring. The apartment is part of a large converted property that consists of just two flats, the owners of both flats having a SHARE OF THE FREEHOLD. The apartment is being sold with no onward chain, has had a new Baxi combi boiler installed in December 2020 which comes with a 10 year guarantee, and as agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises own entrance door; entrance hall; cloakroom, shower room, lounge, kitchen / breakfast room, and one of the bedrooms on the first floor; with the remaining two bedrooms being on the top floor.

The county town of Ipswich offers a range of local amenities including schools, university, shops, doctors, dental surgeries, hospital, two theatres, parks including the popular Orwell Country Park, recreational facilities, and mainline railway station providing direct links to London Liverpool Street Station. The town has also undergone an extensive rebuilding and a gentrification programme principally around the vibrant waterfront which now boasts some lovely bars and restaurants.

Accommodation & Amenities

- No Onward Chain
- SHARE OF FREEHOLD
- Exceptional Duplex Apartment
- Three Bedrooms
- Full of Character
- Large Converted Building

Dimensions:-

Lounge 16'1" x 12'7" (4.9m x 3.84m)

Kitchen / Breakfast Room 13'2" x 9'8" (4.01m x 2.95m)

Bedroom One 16' x 12'6" (4.88m x 3.8m)

Bedroom Two 12' x 9'9" (3.66m x 2.97m)

Bedroom Three 9' x 7'9" (2.74m x 2.36m)



