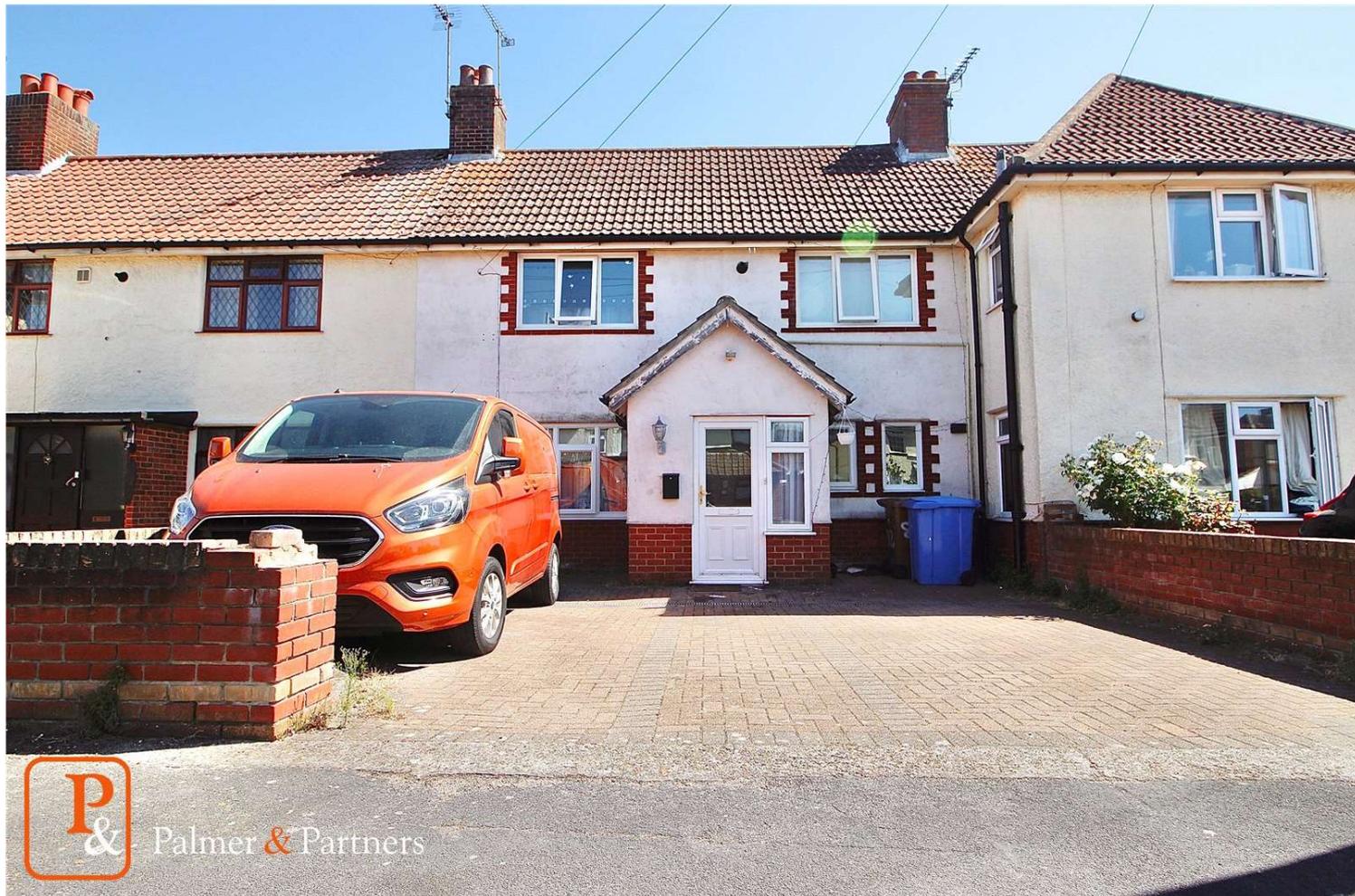


## **Campbell Road, Ipswich, Suffolk, IP3 9RE**

**Offers in excess of: £230,000**



- No Onward Chain
- Mid Terrace House
- Three Double Bedrooms
- Lounge & 19ft Conservatory
- Larger Than Average Terrace
- Rear Garden in Excess of 100ft (STS)
- Off-Road Parking for Three / Four Cars
- Ground Floor Family Bathroom

This three bedroom ex-local authority mid terrace house, situated towards the south east side of Ipswich and offering good access out to the A14 commuter trunk road, is being sold with no onward chain. This larger than average terrace occupies a good size plot and comes with rear garden in excess of 100ft (subject to survey) and block-paved driveway providing off-road parking for three / four cars. Accommodation comprises front porch, entrance hall, ground floor family bathroom, lounge, 19ft conservatory with vaulted ceiling, kitchen, and three first floor double bedrooms.

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 fashionable bars and restaurants.



**Dimensions:-**

**Lounge** 15'5" x 10'9" (4.7m x 3.28m)

**Conservatory** 19' x 10' (5.8m x 3.05m)

**Kitchen** 13'2" x 9' (4.01m x 2.74m)

**Bedroom One** 15'4" x 9'9" (4.67m x 2.97m)

**Bedroom Two** 12'8" x 10' (3.86m x 3.05m)

**Bedroom Three** 10' x 7'8" (3.05m x 2.34m)



**Disclaimer**

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.