



Palmer & Partners



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**Grange Road, Ipswich, Suffolk, IP4 1NP**

**OIEO: £250,000**

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Situated in a cul-de-sac towards the east side of Ipswich within the Copleston School catchment (subject to availability) and just a few minutes' walk from the university and waterfront, lies this nicely presented three bedroom semi-detached house. This period property is full of character and comes with a good size rear garden and off-road parking for one car to the front. As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises entrance hall, lounge which opens through to the dining room, kitchen, first floor landing, three bedrooms, and family bathroom.

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 vibrant waterfront has undergone an extensive rebuilding and gentrification programme and now boasts some fashionable bars and restaurants, together with the University of Suffolk.

Council tax band: B  
EPC Rating: TBC

## Accommodation & Amenities

- Semi-Detached House
- Three Bedrooms
- Open Plan Lounge/Dining Room
- First Floor Bathroom



Total area: approx. 88.2 sq. metres (949.3 sq. feet)

Although every attempt has been made to ensure the accuracy of this floorplan measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only.

Plan produced using PlanUp.



