



Palmer & Partners

2 Bedrooms

Honeysuckle Gardens, Ipswich, Suffolk, IP2

Asking Price:

£220,000

EPC Rating: C



This two bedroom end of terrace house, situated towards the south west side of Ipswich offering good access to the mainline train station together with A12 and A14 commuter trunk roads, benefits from a good size rear garden, driveway providing off-road parking, gas central heating, and double glazed windows newly fitted in March 2024.

As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises entrance hall, living room which opens through to the dining area, kitchen, first floor landing, two bedrooms, and 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 with a journey time of approximately 1hr 15mins. 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.



For additional information and full photo gallery please visit www.palmerpartners.com



Council tax band: B

EPC Rating: C

Outside – Front There is a driveway providing off-road parking with the remainder of the frontage being laid to stone with bushes and shrubs, gated side access to the rear garden, and path leading to the front door.

Entrance Hall Radiator, stairs to the first floor, and door through to:

Living Room 16'7" x 13'5" (5.05m x 4.1m). Double glazed window to the front aspect, radiator, and is open plan into:



Dining Area 7'3" x 7'2" (2.2m x 2.18m). UPVC double glazed French doors opening out to the rear garden, radiator, and door through to:

Kitchen 9'2" x 5'6" (2.8m x 1.68m). Fitted with a range of modern eye and base level units, roll edge work surfaces, inset sink and drainer, space for appliances, wall mounted gas boiler, radiator, and double glazed window to the rear aspect.



First Floor Landing Doors to the bedrooms and bathroom.

Bedroom One 12'10" x 10'6" (3.9m x 3.2m). Double glazed window to the front aspect, radiator, built-in double wardrobe with mirrored sliding doors, and built-in cupboard.

Bedroom Two 10'8" x 7'3" (3.25m x 2.2m). Double glazed window to the rear aspect and radiator.

Bathroom 5'9" x 5'4" (1.75m x 1.63m). Three piece suite comprising bath with shower over, low-level WC and hand wash basin; heated towel rail; and obscure double glazed window to the rear aspect.



Outside – Rear The garden has a recently re-laid sunken patio area with outside tap and steps up to the remainder of the garden with further mid-level patio area; laid to lawn section with a range of mature bushes, shrubs, trees and plants; and shed to remain.



Total area: approx. 58.8 sq. metres (632.7 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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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.