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Milnrow, Ipswich, Suffolk, IP2

Offers in excess of:

£210,000

EPC Rating: C



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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.



Council tax band: B
EPC Rating: C

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



Outside- Front The frontage is predominantly laid to lawn with path to the front door.

Internal Porch Fitted cupboard with door to entrance hall.

Entrance Hall Stairs to the first floor and radiator.

Kitchen 7'10" x 7'7" (2.4m x 2.3m). Fitted with a range of eye and base level units with roll edge work surfaces, inset stainless sink and drainer, integrated double oven and gas hob with extractor hood over, space for fridge freezer and washing machine and double glazed window to the front aspect.



Sitting Room 4.2 x 13'1" (4.2 x 4m). Double glazed window to the rear aspect, radiator, understairs storage cupboard, radiator and double glazed door opening out to the rear garden.

First Floor Landing Doors to rooms and bathroom.



Bedroom One 13'9" x 10'2" (4.2m x 3.1m). Two double glazed windows to the rear aspect and radiator.

Bedroom Two 11'2" x 7'10" (3.4m x 2.4m). Double glazed window to the front aspect and radiator.

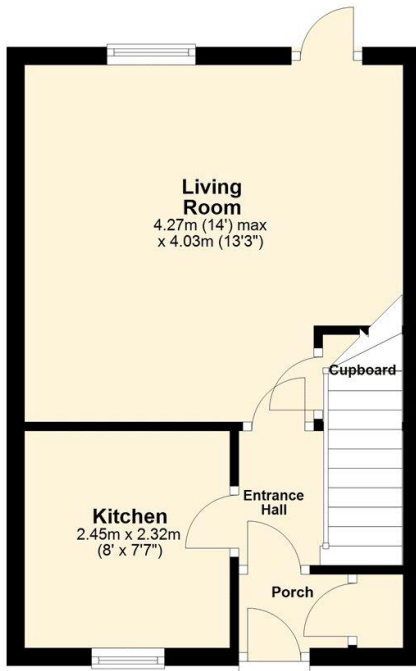
Bathroom 7'10" x 5'7" (2.4m x 1.7m). Three piece suite comprising bath with mixer shower over, low-level WC and vanity hand wash basin, radiator, fitted storage cupboard housing the wall mounted combination boiler and double glazed window to the front aspect.



Outside- Rear The rear garden commences with patio area and is predominately laid to lawn with path down to rear access gate leading to the allocated parking, shed to remain and the garden is fully enclosed by panel fencing.

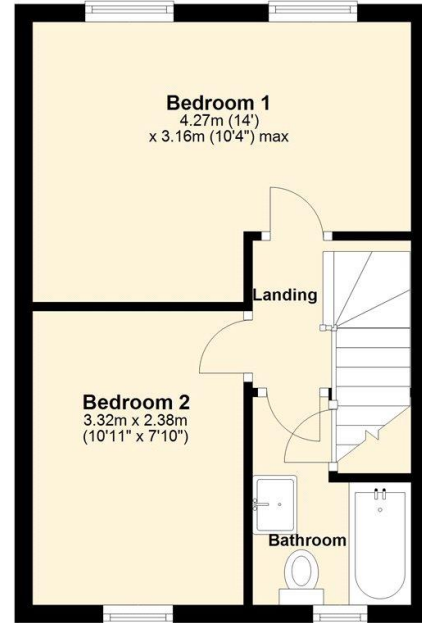
Ground Floor

Approx. 28.1 sq. metres (302.1 sq. feet)



First Floor

Approx. 28.1 sq. metres (302.1 sq. feet)



Total area: approx. 56.1 sq. metres (604.3 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C	72	
(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.