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St. Andrews Drive, Chelmondiston,
Ipswich, Suffolk, IP9 1HU
Asking Price £250,000

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- Mid Terrace House
- Three Bedrooms
- Lounge & Study
- First Floor Bathroom
- South-West Facing Rear Garden
- Double Glazing



This three bedroom mid terrace house, situated in the sought-after village of Chelmondiston, benefits from a good size south-west facing rear garden. The accommodation comprises front porch, entrance hall, ground floor cloakroom, study, lounge, kitchen / dining room, first floor landing, three bedrooms, and a family bathroom.

Chelmondiston is a vibrant and pretty parish village bordering

the River Orwell with areas of outstanding natural beauty and wonderful National Trust walks throughout Pin Mill and surrounding areas. The village offers a range of local amenities including Primary School, Post Office and shops, Chinese takeaway, gastro pub, equestrian centre, sailing club, tennis courts, and play park. The village offers lots of community activities (yoga, dance, drama, book groups, etc.) with Jimmy's Farm, Suffolk

Food Hall, Alton Water, and Harkstead Beach all just a stone's throw away. Chelmondiston is located just a few miles from The Royal Hospital and Ipswich High Schools as well as the Royal Harwich Yacht Club and MDL marina. The nearest train station is Ipswich mainline station providing direct links to London Liverpool Street Station. Chelmondiston is an easy 15 minute commute to Ipswich and Manningtree, has good

transport (bus) networks, and is a dog walker's heaven.

Council tax band: B
EPC Rating: C

Outside - Front: The garden is laid to lawn with large shingle area, mature hedging, and pathway to the front door.

Front Porch: Tiled flooring and doorway to:

Entrance Hall: Double glazed window to the front aspect, radiator, tiled flooring, stairs to



the first floor, understairs cupboard, and doors to:

Cloakroom: Two piece suite comprising low-level WC and hand wash basin, and double glazed window to the front aspect.

Study: 10'1" x 5'2" (3.07m x 1.57m) Double glazed window to the rear aspect, tiled flooring, and exposed brickwork.

Lounge: 14'1" x 10'7" (4.3m x 3.23m) Double glazed window overlooking the rear garden, radiator, open fireplace, and TV point.

Kitchen / Dining Room: 16'4" x 10'4" (4.98m x 3.15m) Fitted with a range of wood eye and base level units, marble effect work surfaces, inset sink and drainer, tiled splash backs, space for appliances, built-in extractor hood, tile effect flooring in the dining area and stone effect flooring in the kitchen area, radiator, double glazed window to the front aspect, and glazed sliding doors opening out to the rear garden.

First Floor Landing: Double glazed window to the side



aspect, loft access, and doors to the bedrooms and bathroom.

Bedroom One: 12' x 10'7" (3.66m x 3.23m) Double glazed window with panoramic views across the rear garden, radiator, and an airing cupboard.

Bedroom Two: 16'3" x 8'6" (4.95m x 2.6m) Double glazed window to the front aspect, double glazed window with panoramic views across the rear garden, radiator, and a built-in wardrobe.

Bedroom Three: 10' x 7'2" (3.05m x 2.18m) Double glazed window

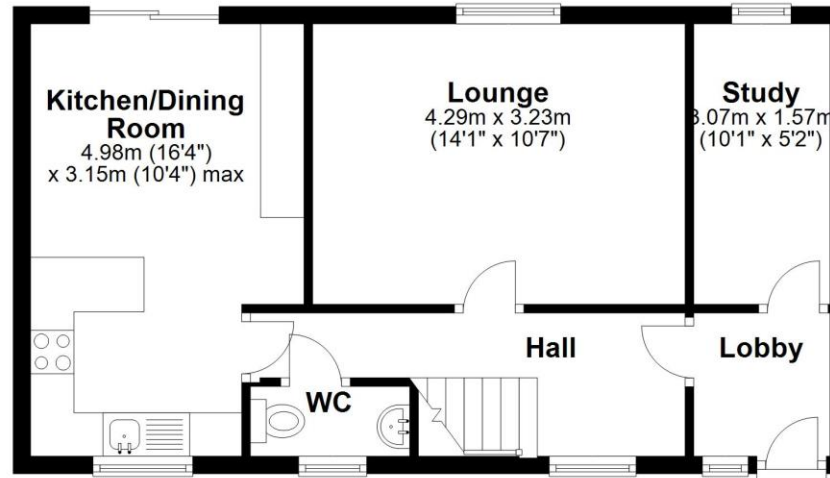
with panoramic views across the rear garden, and a radiator.

Family Bathroom: 8'6" x 5'9" (2.6m x 1.75m) Three piece suite comprising bath, low-level WC and hand wash basin; radiator; stone effect flooring; extractor fan; and double glazed window to the front aspect.

Outside - Rear: The good size south west facing garden is extensively laid to lawn with a patio seating area, shed to remain, and the garden is partially enclosed and houses the oil tank.

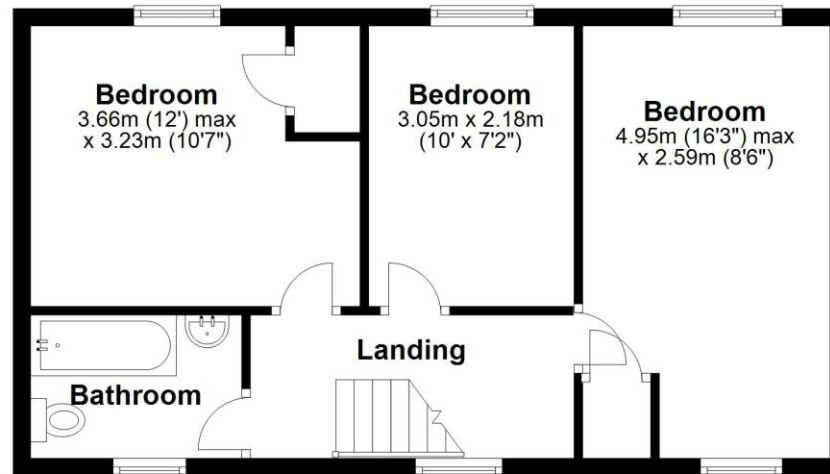
Ground Floor

Approx. 45.6 sq. metres (491.0 sq. feet)



First Floor

Approx. 43.2 sq. metres (465.2 sq. feet)



Total area: approx. 88.8 sq. metres (956.2 sq. feet)

Palmer and Partners would like to draw your attention to the following: I] these particulars do not constitute part of an offer or contract. II] These particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statement or fact. III] Nothing in these particulars shall be deemed a statement that the property is not in good condition or otherwise. We have not carried out a structural survey of the property and have not tested services, appliances and special fittings IV] measurements are generally taken by the use of a sonic measuring machine and will usually be the largest measurements of the room in question.



Attributes

3 Bedrooms, 1 Bathroom, 2 Reception,



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