



Palmer & Partners



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70 Holyrood Close, Ipswich, Suffolk, IP2 9DZ

OIEO: £325,000

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Situated in the desirable area of Ipswich known as The Royals at the end of a cul-de-sac, lies this substantial three bedroom detached chalet bungalow. The property benefits from a rear garden of approximately 125ft (subject to survey), block-paved driveway providing ample off-road parking for several cars, detached garage, double glazing, and gas central heating via radiators. As agents, we recommend the earliest possible internal viewing to fully appreciate the size of the accommodation on offer which comprises entrance hall, ground floor shower room, 20ft dual aspect lounge / dining room, kitchen / breakfast room, ground floor double bedroom / study, first floor landing, two further double bedrooms, and another shower room.

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: C

EPC Rating: D

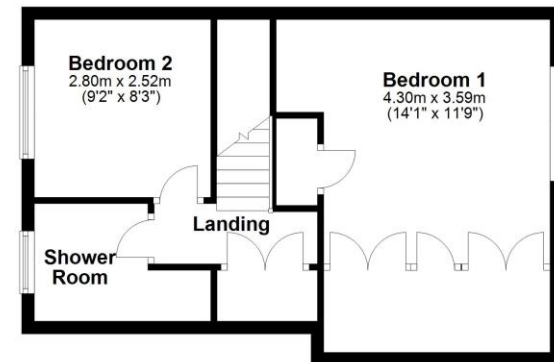
Accommodation & Amenities

- Detached Chalet Bungalow
- Three Double Bedrooms
- Two Shower Rooms
- 125ft Rear Garden (STS)
- Detached Garage & Ample Off-Road Parking

Ground Floor
Approx. 62.1 sq. metres (668.1 sq. feet)



First Floor
Approx. 37.8 sq. metres (406.5 sq. feet)



Total area: approx. 99.8 sq. metres (1074.6 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.



