



Palmer & Partners



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Andros Close, Ipswich, Suffolk, IP3 0SL

OIEO: £240,000

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Tucked away at the end of a cul-de-sac on the sought after Braziers Wood development towards the south east side of Ipswich and offering good access out to the A12 commuter trunk road, lies this nicely presented three bedroom semi-detached house. The property occupies an elevated position set back from the road, backs onto woodland, and benefits from a good size tiered rear garden which is non-overlooked, and driveway providing off-road parking for two / three cars. As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises entrance hall, 21ft dual aspect lounge / dining room, modern kitchen, first floor landing, three bedrooms, and modern family bathroom.

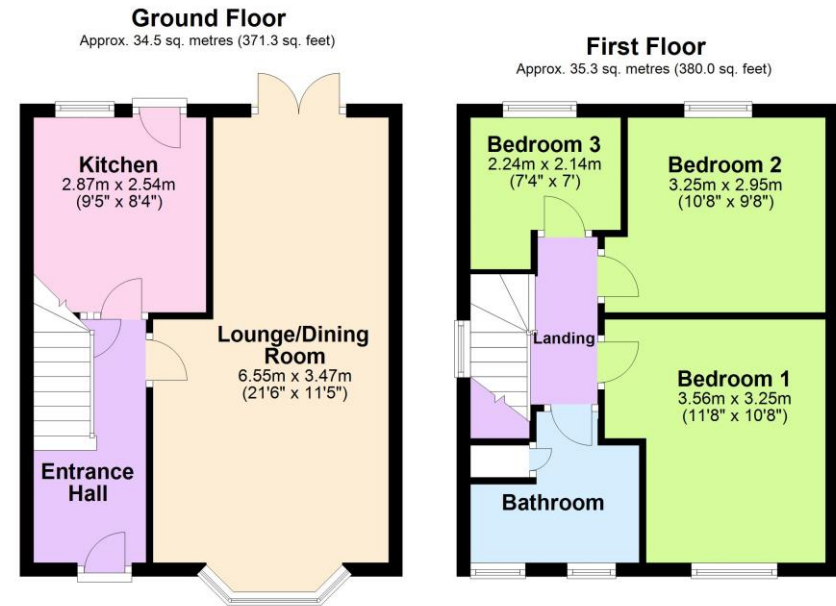
The county town of Ipswich offers a range of local amenities including schools, university, shops, doctors, dental surgeries, hospital, two theatres, parks including the popular Orwell Country Park, recreational facilities, and mainline railway station providing direct links to London Liverpool Street 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: C

Accommodation & Amenities

- Three Bedroom Semi-Detached House
- 21ft Lounge/Dining Room
- Modern Kitchen & Bathroom
- Off-Road Parking for Two / Three Cars
- Large Rear Garden Backing Onto Woodland



Total area: approx. 69.8 sq. metres (751.3 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.



