

# Christchurch Street

## Ipswich, Suffolk, IP4

Offers in excess of:  
£625,000





P  
&

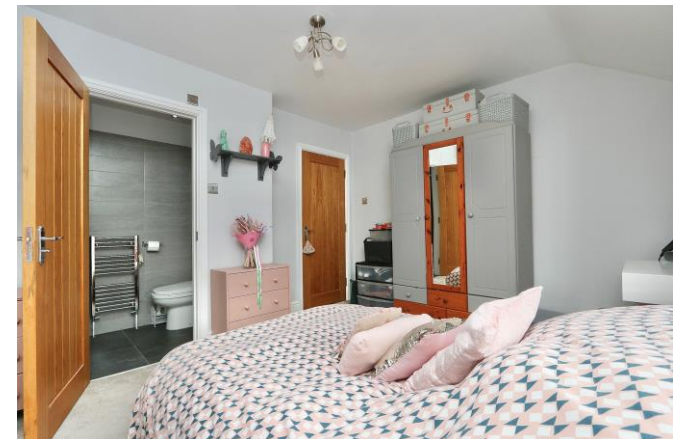
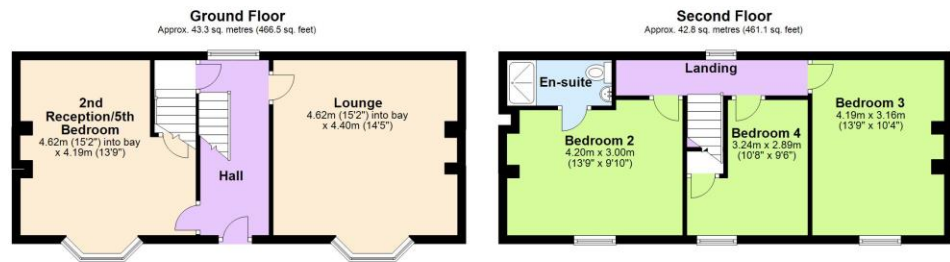
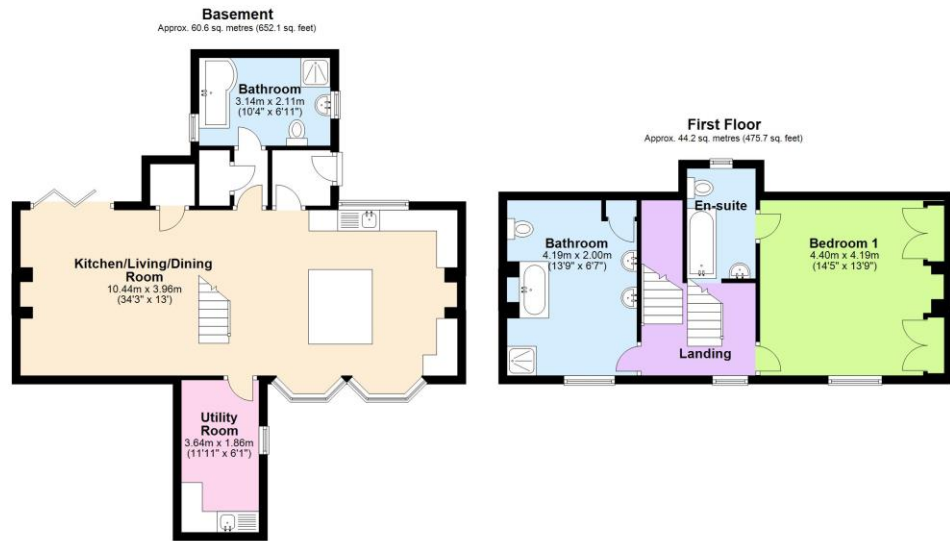
Palmer & Partners

- Conservation Area
- Four Storey Victorian Townhouse
- Four/Five Double Bedrooms
- One/Two Reception Rooms
- Four Bathrooms/Shower Rooms
- 34ft Kitchen/Living/Dining Room
- Off-Road Parking for Two Cars



This classic Victorian four storey townhouse is located towards the popular east side of Ipswich within a conservation area close to Christchurch Park and falling within the Northgate School catchment (subject to availability). This imposing family home is built in traditional Suffolk white bricks and benefits from a spacious rear garden and driveway providing off-road parking for two cars. As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises on the ground floor: inviting entrance hall, lounge and second reception / fifth bedroom; basement level: stunning 34ft kitchen / living / dining room with integrated appliances and bi-fold doors, four piece family bathroom and utility room; first floor: family bathroom and 14ft master bedroom with en-suite bathroom; and on the top floor: three further double bedrooms, one of which has an en-suite shower room.





Total area: approx. 191.0 sq. metres (2055.4 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
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	48	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## Palmer & Partners

2 St Nicholas Street  
Ipswich, Suffolk, IP1 1TJ

T: 01473 211705

E: [suffolk@palmerpartners.com](mailto:suffolk@palmerpartners.com)

[www.palmerpartners.com](http://www.palmerpartners.com)

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.

