



3 Bedrooms

*** GUIDE PRICE: £260,000 to £270,000 ***

This beautifully presented three bedroom mid terrace house, situated towards the south west side of Ipswich offering good access out to the A12 and A14 commuter trunk roads and close to the train station, outstanding primary school and local amenities, has been extended to the rear creating a wonderful open plan kitchen / breakfast room. The property occupies a good size plot and comes with off-road parking to the front for two / three cars and a rear garden in excess of 100ft (subject to survey) with brick-built outbuilding. As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises entrance hall, ground floor cloakroom, 20ft lounge / dining room, study which opens through to the kitchen / breakfast room with centre island, first floor landing, three double bedrooms, and recently refurbished family bathroom.

Council tax band: B
EPC Rating: TBC

Guide Price:

£260,000

EPC Rating: To be



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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.

Outside – Front There is off-road parking for two / three cars, canopy porch over the front door, and passageway to the side leading round to the rear garden.

Entrance Hall Radiator, stairs to the first floor, under stairs cupboard, and doors to:

Lounge / Dining Room 20'10" x 13'4" (6.35m x 4.06m). Windows to the front and rear aspects, two radiators, doorway to the kitchen / breakfast room, and door through to:



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Study 8'1" x 5'5" (2.46m x 1.65m). Window to the kitchen / breakfast room, radiator, and door through to:

Cloakroom Two piece suite comprising low-level WC and hand wash basin.

Kitchen / Breakfast Room 14'1" x 12'1" (4.3m x 3.68m). Fitted with a range of modern eye and base level units, quartz work surfaces and upstands, inset sink and drainer, space and plumbing for a washing machine and dishwasher, space for a fridge freezer and range style cooker, large built-in extractor hood, centre island with breakfast bar and storage beneath, loft access, door opening out to the side, and French doors opening out to the rear garden.

First Floor Landing Doors to the bedrooms and bathroom.

Bedroom One 14'4" x 12'1" (4.37m x 3.68m). Window to the front aspect and radiator.

Bedroom Two 13' x 8'2" (3.96m x 2.5m). Window to the rear aspect, radiator, loft access, and airing cupboard.

Bedroom Three 9'6" x 8'5" (2.9m x 2.57m). Window to the front aspect, radiator, and built-in cupboard.

Family Bathroom A recently refitted and modern three piece suite comprising bath with shower over and shower screen, low-level WC and vanity hand wash basin with storage beneath; heated towel rail; tiled walls and floor; and two obscure windows to the rear aspect.

Outside – Rear The garden is in excess of 100ft (subject to survey) and predominantly laid to lawn with shrub and hedge borders, patio seating area, brick-built outbuilding, wooden shed to remain, and is fully enclosed by panel fencing with gated side access to a passageway leading back down to the front.

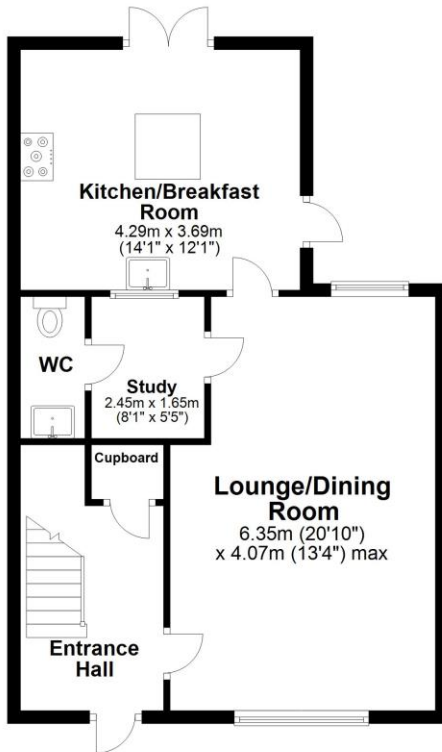
Tenure - Freehold

Viewing - By appointment through Palmer & Partners



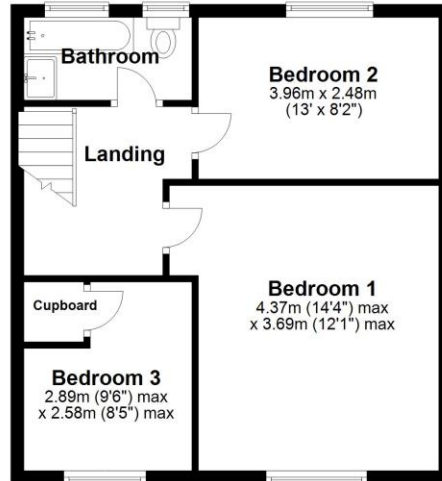
Ground Floor

Approx. 56.6 sq. metres (609.3 sq. feet)



First Floor

Approx. 42.3 sq. metres (454.9 sq. feet)



Total area: approx. 98.9 sq. metres (1064.2 sq. feet)

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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.