

**Palmer & Partners - Ipswich**

2 St Nicholas Street, Ipswich  
Suffolk, IP1 1TJ

T: 01473 211705

E: suffolk@palmerpartners.com



**Fletcher Road, Ipswich, Suffolk, IP3 0LF**

Offers in excess of: £220,000

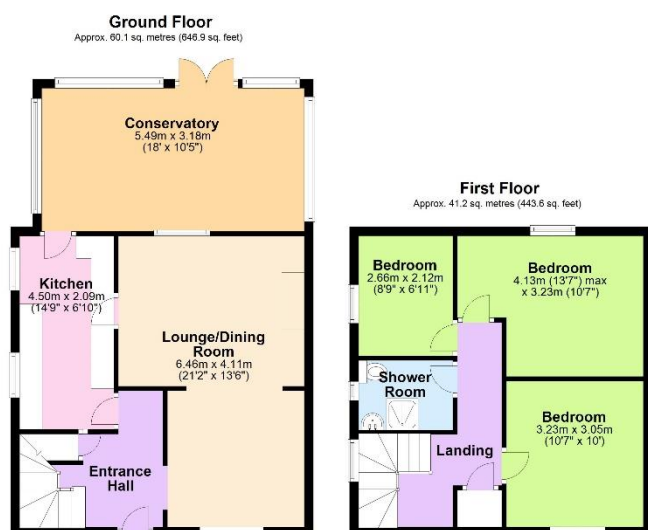


- Semi-Detached House
- Three Bedrooms
- Lounge/Dining Room & Conservatory
- Detached Garage
- Off-Road Parking
- Low-Maintenance Rear Garden

This three bedroom semi-detached house is situated towards the south east side of Ipswich offering good access out to the A14 commuter trunk roads. The ex-local authority property of the Dutch barn style benefits from detached garage, off-road parking for two / three cars, and a good size low-maintenance rear garden. The accommodation comprises entrance hall, 21ft lounge / dining room, kitchen, 18ft conservatory, first floor landing, three bedrooms, and 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: B



Total area: approx. 101.3 sq. metres (1090.5 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.

**Disclaimer**

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.