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Merlin Road, Ipswich, Suffolk, IP2 0SJ
Offers in excess of £230,000

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- Three Bedroom Terrace
- 21ft Living/Dining Room
- First Floor Bathroom & WC
- Ample Off-Road Parking
- Insulated Outbuilding with Power & Ethernet
- Fully Enclosed Rear Garden



Situated on the Chantry estate close to Ipswich town centre and mainline train station and offering good access out to the A12 and A14 commuter trunk roads, lies this three bedroom terrace property which benefits from off-road parking to the front for several cars and a fully enclosed rear garden with brick-built outbuilding and newly installed outbuilding which is fully insulated and has power, light and ethernet connected. The

accommodation comprises entrance hall, 21ft dual aspect living / dining room, kitchen, first floor landing, three bedrooms, family bathroom, and a separate WC.

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.

Council tax band: B
EPC Rating: TBC

Outside – Front: There is a large paved driveway providing off-road parking for several cars, path to the recessed porch and front door, and to the side is a passageway with gate providing access to the rear garden.

Entrance Hall: Window to the front aspect, radiator, stairs to the first floor, under stairs cupboard, and doors to the kitchen and living / dining room.

Living / Dining Room: 21'6" x 12'11" (6.55m x 3.94m) Dual aspect with double glazed windows to



the front and rear, two radiators, and door through to:

Kitchen: 11'3" x 7'9" (3.43m x 2.36m) Fitted with a range of matching eye and base level units with roll edge work surfaces, inset stainless steel sink and drainer, tiled splash backs, space for a cooker and fridge freezer, built-in extractor hood, radiator, utility cupboard with space and plumbing for a washing machine and storage above, double glazed window to the rear aspect, and door opening out to the garden.

First Floor Landing: Loft access and doors to the bedrooms, bathroom and WC.

Bedroom One: 15'3" x 12'11" (4.65m x 3.94m) Double glazed window to the front aspect and radiator.

Bedroom Two: 15'3" x 8'2" (4.65m x 2.5m) Double glazed window to the rear aspect and radiator.

Bedroom Three: 9'11" x 9'6" (3.02m x 2.9m) Double glazed window to the front aspect, radiator, and over stairs cupboard.

Family Bathroom: Two piece suite comprising pedestal hand wash basin and bath with rainfall shower over and shower screen, heated towel rail, tiled walls, cupboard housing the combination gas boiler, and obscure double glazed window to the rear aspect.

Separate WC: Low-level WC and double glazed window to the rear aspect.

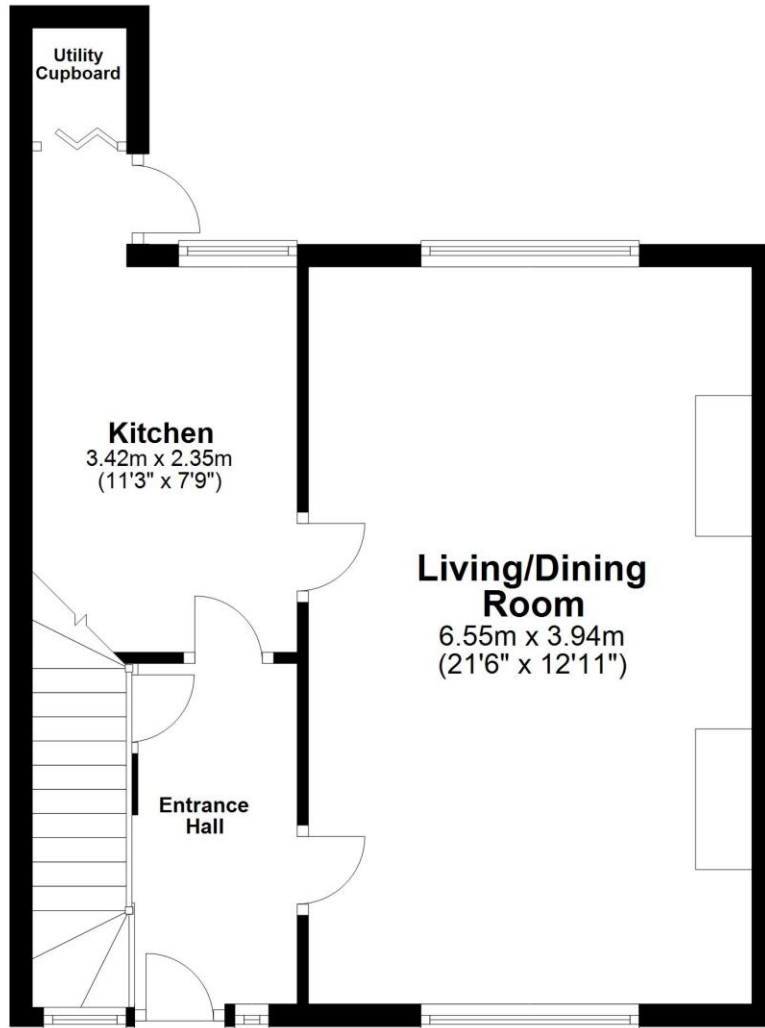
Outside – Rear: The garden is predominantly laid to lawn with patio and artificial lawn areas, brick-built outbuilding, a

recently installed outbuilding, and is fully enclosed by close-board and panel fencing.

Outbuilding: This would make an ideal home office / studio / gym and is fully insulated, windows and French doors opening out to the garden, and has power and light and ethernet connected.

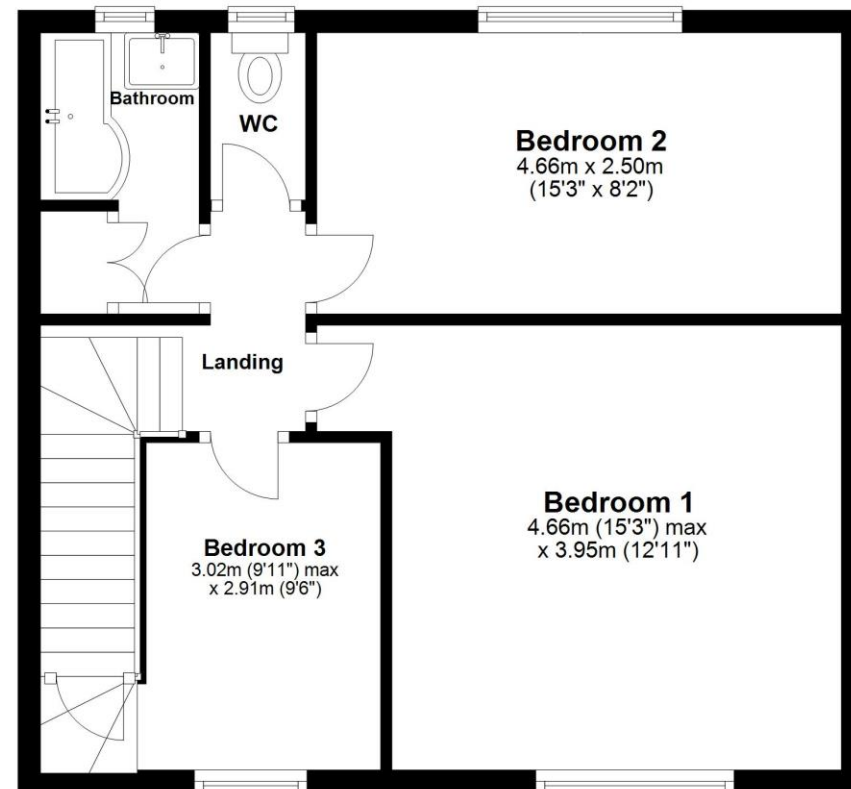
Ground Floor

Approx. 43.6 sq. metres (469.5 sq. feet)



First Floor

Approx. 46.6 sq. metres (501.2 sq. feet)



Total area: approx. 90.2 sq. metres (970.7 sq. feet)

Palmer and Partners would like to draw your attention to the following: I] these particulars do not constitute part of an offer or contract. II] These particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statement or fact. III] Nothing in these particulars shall be deemed a statement that the property is not in good condition or otherwise. We have not carried out a structural survey of the property and have not tested services, appliances and special fittings IV] measurements are generally taken by the use of a sonic measuring machine and will usually be the largest measurements of the room in question.



Attributes

3 Bedrooms, 1 Bathroom, 1 Reception,



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