



Palmer & Partners



**Norwich Road, Ipswich, Suffolk, IP1 4EJ**

**OIEO: £425,000**

# Norwich Road, Ipswich, Suffolk, IP1 4EJ

## LOCATION AND BACKGROUND:

An individually designed and constructed 1970's property situated within a mile, north west of Ipswich town centre, standing on a 0.17 acre plot (subject to survey) and accessed via an individual wide entrance / driveway that easily accommodates formal parking for four vehicles plus a further three casual parking on an as-and-when basis.

Both front and rear gardens provide privacy from high close-board fencing, established shrubberies and mature trees.

The property is set well back from its entrance by some 75ft providing a deceptively quiet ambiance.

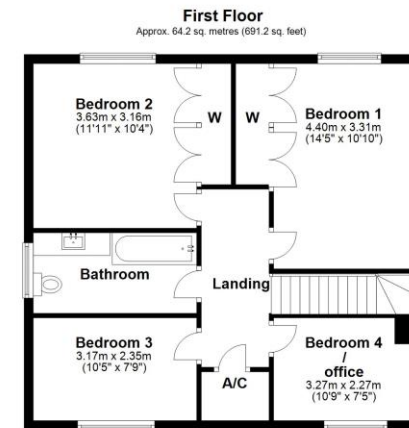
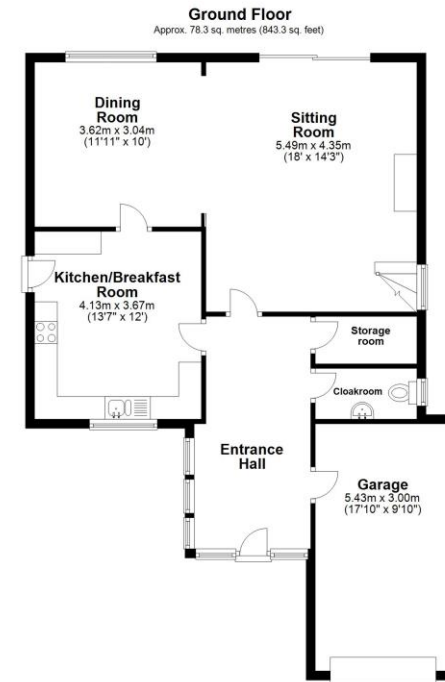
The property has 150 Mbps optic fibre broadband installed.

## LOCAL AMENITIES:

A regular bus service to and from Ipswich central, paper shop / late opening general store, butchers, library, bank, parks, and Nissan and BMW dealership all within easy walking distance.

## ACCOMMODATION:

Quality fitted neutral colour coordinated carpets, curtains and vertical blinds throughout the property.



Total area: approx. 142.6 sq. metres (1534.5 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 PlanItUp.



