



Kemball Street, Ipswich, Suffolk, IP4

Guide Price:

£220,000

EPC Rating: To be



Situated towards the east side of Ipswich lies this very nicely presented two bedroom Victorian end terraced home which is ideally located for Ipswich hospital and falling within the Copleston School catchment (subject to availability). The home benefits from a good size rear garden, off-road parking, and would make an ideal first time or investment purchase. As agents, we recommend the earliest possible internal viewing to appreciate the accommodation on offer which comprises entrance hall, open plan lounge / diner, modern kitchen, utility room, cellar, two first floor double bedrooms, and the family bathroom.

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.



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Council tax band: A
EPC Rating: TBC

Outside- Front Off-road parking for one car, side gate access, and entrance porch through to;

Open Plan Lounge / Diner 22'6" x 11'8" (6.86m x 3.56m). Dual aspect with window to the front and side aspects, radiator, and feature fireplace.



Kitchen 11'5" x 7'9" (3.48m x 2.36m). Fitted with a range of modern eye and base level units, with work surfaces over, inset sink and drainer, tiled splash backs, tiled flooring, space for cooker, space and plumbing for washing machine, window to the side aspect, radiator, and door opening through to the cellar which is currently being used for storage and benefits from power and light.

Utility Room Tiled flooring, space for American style fridge freezer and door to rear.

First Floor Landing Loft access and doors to bedrooms and bathroom.



Master Bedroom 11'8" x 11'2" (3.56m x 3.4m). Window to the front aspect, stripped wood flooring and radiator.

Bedroom Two 10'8" x 8'9" (3.25m x 2.67m). Window to the rear aspect and radiator.

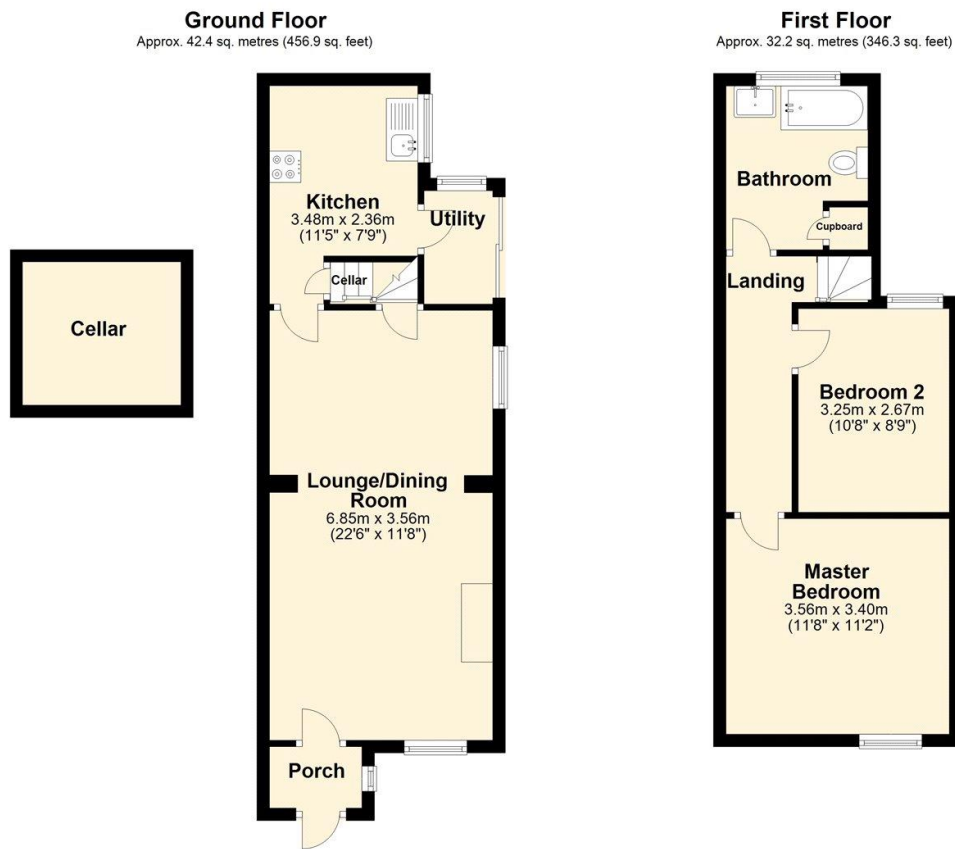
Bathroom Large three piece suite comprising bath, low-level WC and vanity hand wash basin, radiator, tiled flooring, airing cupboard and obscure window to the side aspect.



Outside - Rear The private rear garden is predominantly laid to lawn with decked area, a feature pond to the rear, side return with side gate offering access back to front, and mature hedging and shrub borders.

Tenure - Freehold

Viewing - By appointment through Palmer & Partners



Total area: approx. 74.6 sq. metres (803.1 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.

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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.