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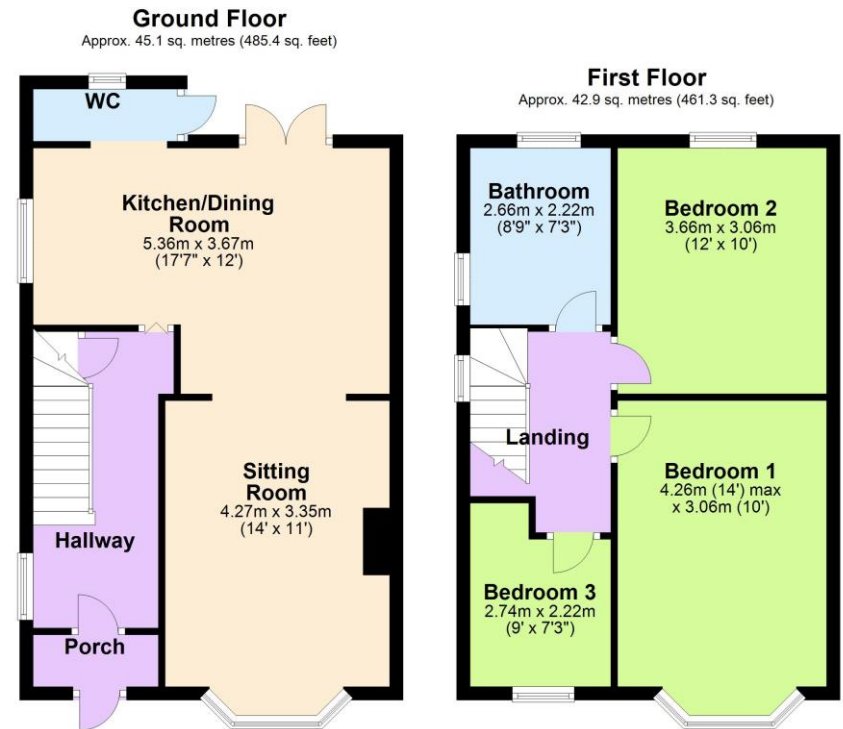
Shrubland Avenue, Ipswich, Suffolk, IP1 5EB GP: £270,000 to £280,000

37 Shrubland Avenue, Ipswich, Suffolk, IP1 5EB

Situated towards the north west side of Ipswich close to the town centre and train station and offering good access out to the A12 and A14 commuter trunk roads, lies this pristine three bedroom semi-detached house. The property has been recently refurbished including new bathroom and kitchen and benefits from a landscaped south-facing rear garden, off-road parking to the front for two cars, double glazing, gas central heating, and is being sold with no onward chain. As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises front porch, entrance hall, newly fitted and fully integrated kitchen / dining room, sitting room, first floor landing, three bedrooms, and newly fitted 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.

Council tax band: B
EPC Rating: C



Total area: approx. 87.9 sq. metres (946.7 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.



