



Palmer & Partners



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Melbourne Road, Ipswich, Suffolk, IP4 5PP

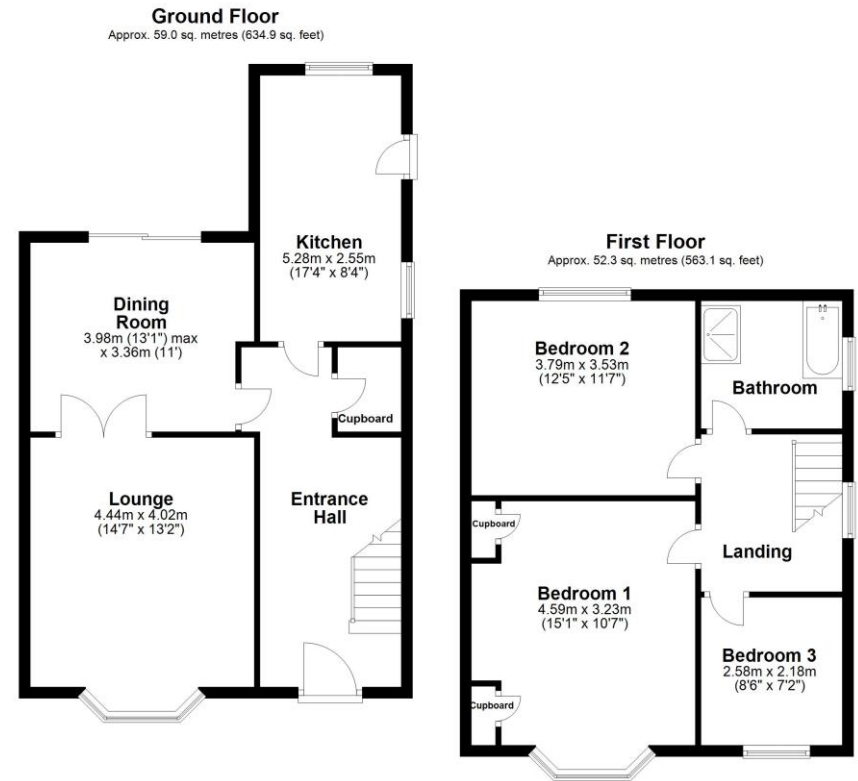
GP: £350,000 to £375,000

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Situated on the popular Australia estate towards the east side of Ipswich adjacent to Rushmere Golf Course, opposite Ipswich Hospital, and falling within the Copleston School catchment (subject to availability), lies this nicely presented three bedroom semi-detached house. This wonderful family home benefits from a rear garden in excess of 120ft (subject to survey) providing ample scope to extend and develop (subject to planning permission), off-road parking for two / three cars on a block-paved driveway, and detached garage / workshop to the rear. As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises entrance hall, lounge, dining room, modern kitchen, first floor landing, three bedrooms, and four piece 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: C
EPC Rating: TBC



Total area: approx. 111.3 sq. metres (1198.0 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.



