

welcome to

Kemball Street, IPSWICH

Situated in East Ipswich, this three bedroom, mid terrace house, benefits from ideal accomodation and open plan living/dining space. Parking is the front of the property and there is a pleasant rear garden.





We are pleased to offer this well-presented three-bedroom terraced home, perfectly positioned in the heart of East Ipswich.

Ideally located, the property is within walking distance of Britannia Primary School and Copleston High School, and is conveniently close to Ipswich Hospital, doctors' surgeries, shops, bars, and restaurants-making it a superb choice for both first-time buyers and investors.

This home is offered with no onward chain, providing a smooth and straightforward purchase for buyers seeking a chain-free opportunity. Additional benefits include off road parking to the front and a generously sized garden, ideal for outdoor enjoyment.

Available for viewing now, this property is perfect for anyone looking to live in a highly sought-after and well-connected location.

Entrance Door Into

Lounge/Dining Room

22' 3" x 11' 1" (6.78m x 3.38m)

Kitchen

9' 9" x 8' 9" (2.97m x 2.67m)

Bathroom

First Floor Landing

Bedroom 1

13' 8" x 10' 9" (4.17m x 3.28m)

Bedroom 2

11' 1" x 8' 7" (3.38m x 2.62m)

External Details

10' \times 9' 3" narrowing to 8' 9" ($3.05m \times 2.82m$ narrowing to 2.67m)











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Kemball Street, IPSWICH

- EAST IPSWICH
- EASY REACH TO LOCAL SCHOOLS
- THREE BEDROOMS
- MID TERRACE HOUSE
- REAR GARDEN

Tenure: Freehold EPC Rating: E

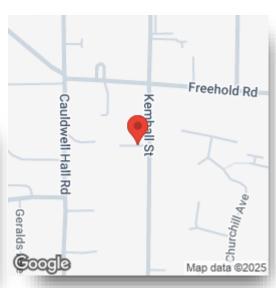
Council Tax Band: B

£230,000









Please note the marker reflects the postcode not the actual property

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Property Ref: IPW103977 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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