

Foxhall



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Clarkson Street

Ipswich, IP1 2JN

Offers in the region of £250,000



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Clarkson Street

NO ONWARD CHAIN - GATED OFF ROAD PARKING - TWO RECEPTION ROOMS - DOWNSTAIRS BATHROOM AND UPSTAIRS W.C. - WALKING DISTANCE TO IPSWICH TOWN CENTRE - THREE DOUBLE BEDROOMS

Foxhall Estate Agents are delighted to offer for sale with no onward chain this three bedroom end terrace house situated just West of Ipswich Town Centre within walking distance to the town centre, mainline railway station and waterfront.

The house itself is full of period character and comprises of an entrance hallway, lounge, dining room, kitchen, utility and bathroom downstairs. Upstairs there is a landing, three double bedrooms and toilet. Outside there is private walled Westerly facing rear garden with a large patio area and double gates allowing for off road parking.

The town of Ipswich offers a range of amenities including schools, university, independent and high street shops, hospital, theatres and cinemas, vast selection of restaurants & bars, beautiful parks such as the historic Christchurch Park and the popular Orwell Country Park as well as many more recreational and educational facilities. The town centre houses the mainline railway station which provides direct links to London Liverpool Street (1 hour and ten minutes) and where you can also find the beautiful Ipswich Marina which has undergone extensive redevelopment over the years to create a wonderful vibrant waterfront which is lined with restaurants, cafes, galleries and shops.

Entrance Hallway

Front aspect door into the hallway, side aspect door to the lounge, rear aspect door into the dining room, side aspect door into the kitchen, stairs to the first floor, under stairs cupboard, radiator, carpeted flooring.

Lounge

16'6" x 10'10" (5.05 x 3.31)

Side aspect double glazed bay windows, front aspect double glazed window, open through to the dining room, feature fireplace, radiator, wooden flooring.

Dining Room

10'10" x 10'9" (3.32 x 3.30)

Side aspect double glazed french doors into the garden, feature fireplace, wooden flooring.

Kitchen/Diner

12'9" x 12'0" (3.89 x 3.66)

Base and eye level units, roll edge worktops with tiled splashbacks, integrated electric oven, integrated gas hob, integrated sink and drainer, space for a fridge freezer. Front and rear aspect double glazed windows, wooden flooring. Side aspect door into the utility room.

Utility Room

Side aspect double glazed door into the garden, side aspect double glazed windows, space and plumbing for a washing machine, rear aspect door into the bathroom, tiled flooring.

Bathroom

8'5" x 5'11" (2.58 x 1.81)

Panel bath with Mira Azora electric shower over, pedestal wash basin, low level w.c, radiator, side aspect double glazed frosted window, tiled flooring.

Landing

Doors to all bedrooms and the w.c, front aspect window, loft access, wooden flooring.

Bedroom One

14'11" x 10'9" (4.55 x 3.28)

Front and side aspect windows, radiator, wooden flooring.

Bedroom Two

11'1" x 10'9" (3.38 x 3.30)

Side aspect window, radiator, airing cupboard (housing the water tank), wooden flooring.

Bedroom Three

11'10" x 6'6" (3.61 x 1.99)

Front and side aspect windows, radiator, wooden flooring.

W.C

Low level w.c., pedestal wash basin, extractor, tiled walls, vinyl flooring.

Garden

Enclosed to brick walls, the private westerly facing garden is mainly laid to block paving with a range of mature tree's, shrubs and flower beds. There are double width wooden gates allowing vehicle access, a wooden storage shed and outside tap.

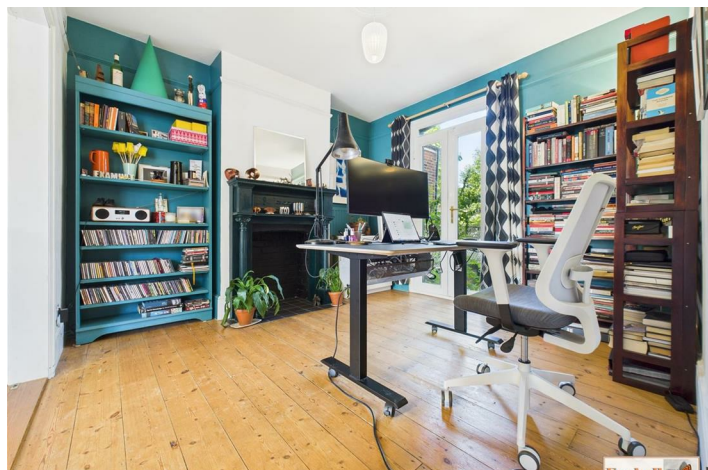
Parking

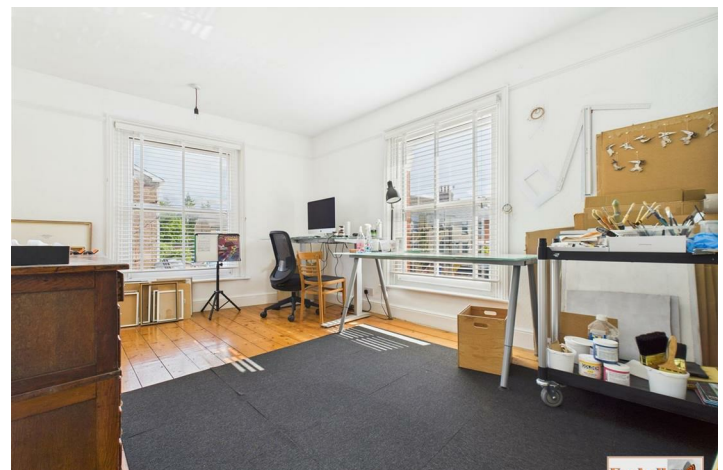
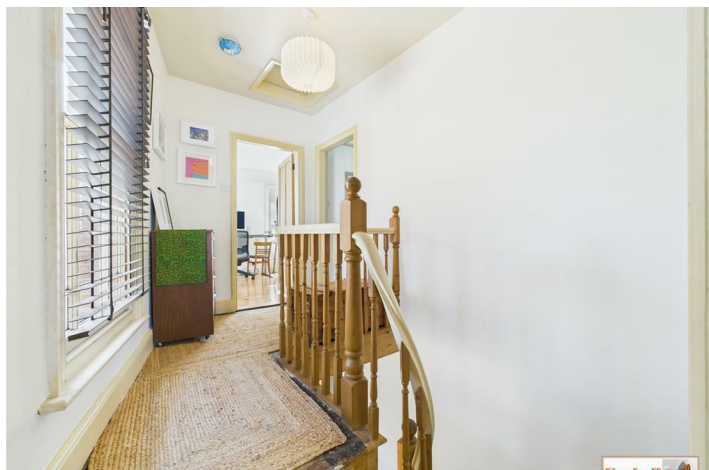
There is a dropped kerb and double gates allowing for of road parking. Clarkson Street itself falls under Ipswich Borough Council's Zone 4 permit parking, there a number of roads nearby with unrestricted street parking.

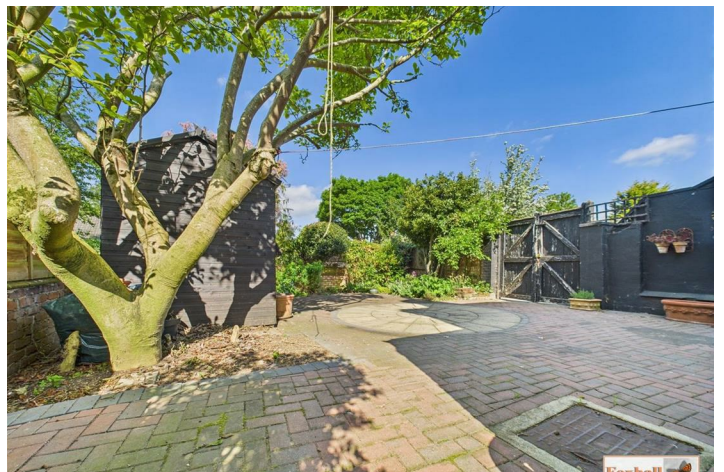
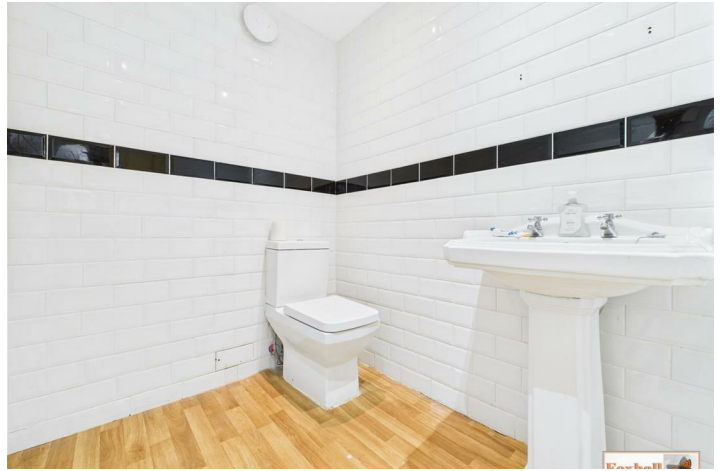
Agents Notes

Tenure - Freehold

Council Tax Band - B









Road Map



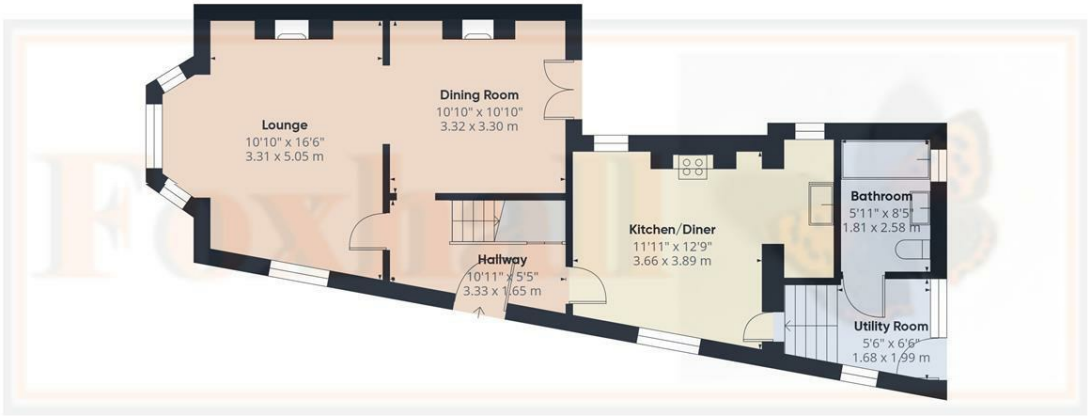
Hybrid Map



Terrain Map



Floor Plan



Floor 0



Floor 1



Approximate total area[®]
1102 ft²
102.3 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

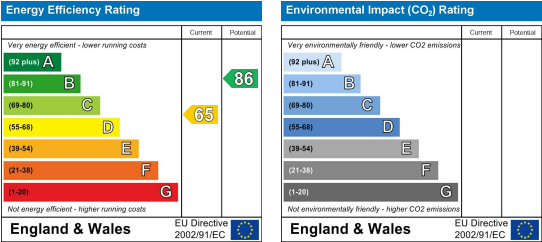
Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Viewing

Please contact us on 01473 721133 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.