



 **GRACE**
ESTATE AGENTS

Bath Street, Ipswich,
£260,000

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- **WATERFRONT LOCATION AND VIEWS**
- **MODERN TOWNHOUSE**
- **THREE BEDROOMS**
 - **EN-SUITE**
- **OFFICE/STUDY**
- **CLOAK ROOM**
- **JULIETTE BALCONY**
- **OFF ROAD PARKING**
 - **CARPORT**
 - **OPEN PLAN LIVING/KITCHEN/DINING AREA**

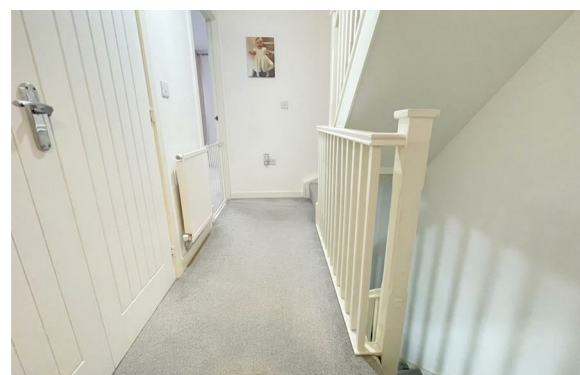


A versatile three bedroom modern townhouse with waterfront views, conveniently located in the heart of Ipswich very close to the town centre, railway station and marina with its bars and restaurants.

PROPERTY:

An immaculate modern three bedroom town house located in this lovely waterfront position overlooking the river Orwell. This most versatile property would a wide range of different of buyer and benefits from those everyday modern needs, to include:- cloakroom, utility area, open plan kitchen/diner/living room, views over the river and towards the Marina (from a Juliette balcony), en-suite shower room to the main bedroom, carport and enclosed rear garden to name just a few. The property is also located close to bars and restaurants at the marina whilst also being within walking distance to the town centre and railway station. An early appointment is recommended to appreciate the accommodation on offer and avoid genuine disappointment.

Council Tax: Band C
Ipswich



LOCATION:

The property is located in this convenient position overlooking the Marina within short distance of a local stores and walking distance of the rejuvenated waterfront and marina with its restaurants coffee bars and public houses. The main line railway station is also close by and access by car can be made to the A14/A12 link roads for the commuter.

STORM PORCH:

6'8 x 5'2 (2.03m x 1.57m)

Covered storm porch area with access via double glazed entrance door to:-

ENTRANCE HALLWAY:

19'8 x 3'6 (5.99m x 1.07m)

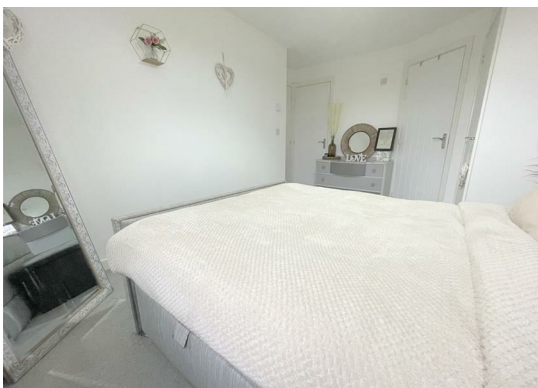
Built in cloaks cupboard, radiator, stairflight to first floor landing, utility area under stairs with space for washing machine and space for tumble drier, built in storage cupboard and double glazed door to rear garden.



CLOAKROOM:

5'3 x 2'9 (1.60m x 0.84m)

Extractor fan, radiator, low level WC, pedestal wash hand basin with mixer tap and tiled splashbacks.



FIRST FLOOR LANDING:

Radiator, built in double cloaks cupboard and stairs to second floor.

OFFICE/STUDY:

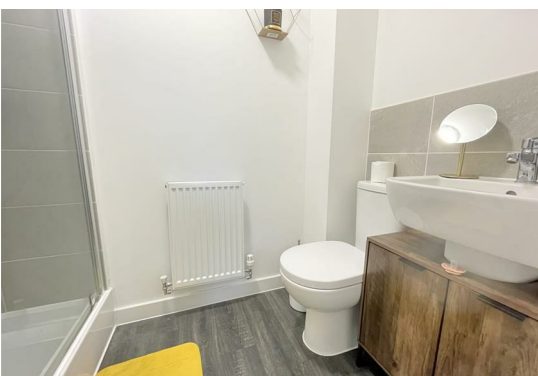
6'6 x 5'8 (1.98m x 1.73m)

Double glazed window to rear elevation and radiator,

KITCHEN/DINING/LIVING:

25'1 x 17'4 red 10'6 (7.65m x 5.28m red 3.20m)

Two radiators, double glazed picture window to front elevation with waterfront views, double glazed French doors to Juliette balcony, access to kitchen area with, double glazed window to rear elevation, one and a quarter bowl inset sink unit inset to work top with cupboards under, a range of floor standing cupboards drawers and units with adjacent work tops, wall mounted matching cupboards, concealed wall mounted gas boiler, stainless steel filter hood over four ring hob and electric oven under, space for dishwasher, space for fridge /freezer.



SECOND FLOOR LANDING:

Access to loft space and doors to:-

BEDROOM ONE:

13'9 x 9'5 (4.19m x 2.87m)

Double glazed window to front elevation, radiator and two built in wardrobe cupboards.

EN-SUITE:

7'8 x 4'6 (2.34m x 1.37m)

Extractor fan, pedestal wash hand basin, low level WC, radiator, tiled splashbacks, shower cubicle with shower unit and screen.

BEDROOM TWO:

10'5 x 7'9 (3.18m x 2.36m)

Double glazed window to rear elevation and radiator.

BEDROOM THREE:

10'8 x 7'7 (3.25m x 2.31m)

Double glazed window to front elevation radiator and built in bulkhead storage cupboard.

BATHROOM:

6'7 x 5'8 (2.01m x 1.73m)

Extractor fan, double glazed frosted window to rear elevation, low level WC, pedestal wash hand basin with mixer tap, panel bath with tiled splashbacks and radiator.

FRONT GARDEN:

The front area has access to a storm porch (block paving) and Carport.

REAR GARDEN:

Approximately 30ft in length, enclosed with fencing with artificial lawn, outside water tap, chipped bark borders and access to carport.

CARPORT:

25'4 x 9'10 (7.72m x 3.00m)

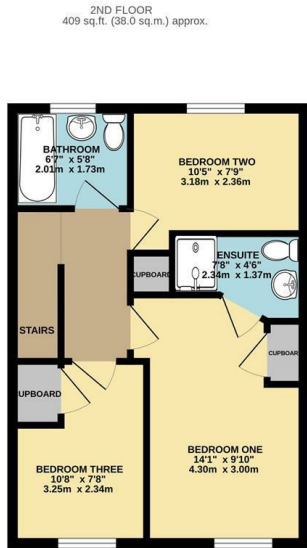
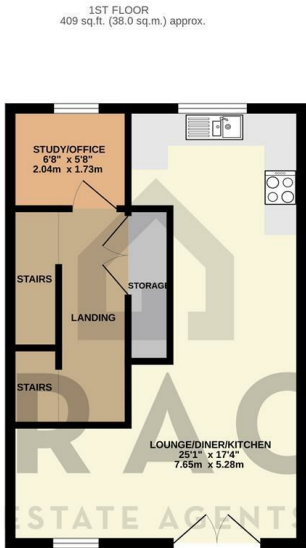
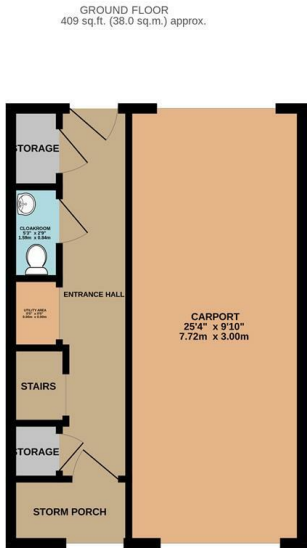
Block paved with wooden access gates, power point, storage area and access to rear garden via wooden gate.

AGENTS NOTE:

There is a service charge on the development of approximately £280 per annum.

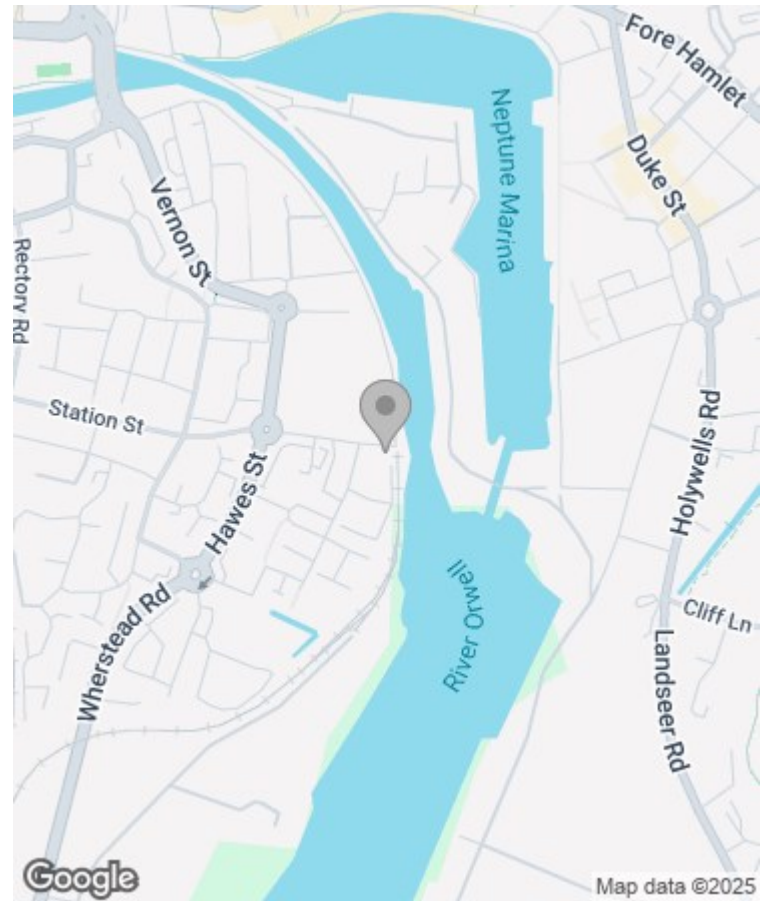






TOTAL FLOOR AREA : 1227 sq.ft. (114.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	