



Bath Street, Ipswich,  
£270,000



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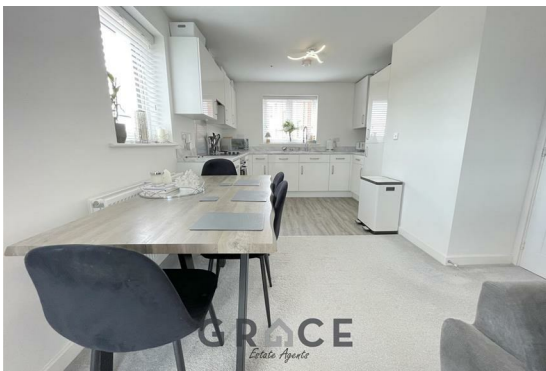


- WATERFRONT LOCATION
- END TERRACE TOWN HOUSE
  - THREE BEDROOMS
  - EN-SUITE (TO MASTER)
- LIVING /KITCHEN/DINING ROOM:
  - BALCONY WITH VIEWS OVER RIVER AND TOWARDS MARINA
  - CLOAKROOM
  - UTILITY ROOM
    - OFFICE
    - CARPORT

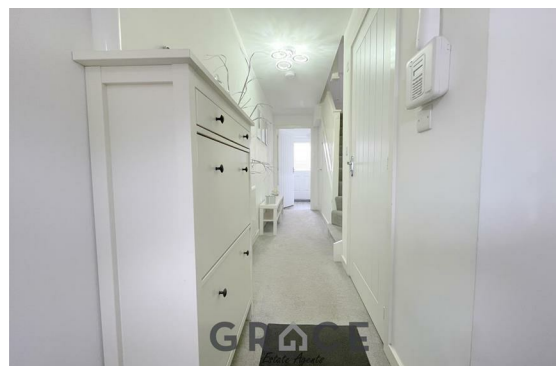
A well planned three bedroom modern townhouse set out over three floors with waterfront views from a glass fronted balcony, conveniently located in the heart of Ipswich very close to the town centre, railway station and marina with its bars and restaurants.

**PROPERTY:**  
 A fantastic opportunity to acquire this modern three bedroom town house located in this lovely waterfront position overlooking the river Orwell. This well planned property is set out over three floors suiting a wide range of different types of buyer and benefitting from most of the modern everyday family needs, to include:- cloakroom, utility room, open plan kitchen/diner/living room, views over the river and towards the Marina (from a glass fronted 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 river with views towards 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.

#### ENTRANCE HALLWAY:

Double glazed enhance door to:- radiator, built in cloaks cupboard, staircase to first floor landing storage cupboard under stairs and access to:-

#### CLOAKROOM:

5'2 x 2'8 (1.57m x 0.81m)

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

#### UTILITY ROOM:

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

Double glazed door to garden, radiator, space for washing machine, space tumble drier and adjacent work top, with storage cupboard under.

#### FIRST FLOOR LANDING:

Built in storage cupboard, radiator and stair case to second floor.



#### LIVING/KITCHEN/DINING AREA

25'3 x 17'5 red 10'6 (7.70m x 5.31m red 3.20m)

Double glazed windows to three elevations, double glazed French doors to Balcony, radiator, stainless steel one and a quarter bowl inset sink unit with cupboards under, a range of floor standing cupboard drawers and units with adjacent work tops, wall mounted matching cupboards, filter hood over electric hood with electric oven under, integrated fridge/freezer, integrated dishwasher and concealed wall mounted gas combination boiler,

#### BALCONY/TERRACE:

10'0 x 3'9 (3.05m x 1.14m)

Glass panels with views over river and towards the marina.

#### OFFICE:

6'6 x 5'9 (1.98m x 1.75m)

Double glazed window to side elevation and radiator.

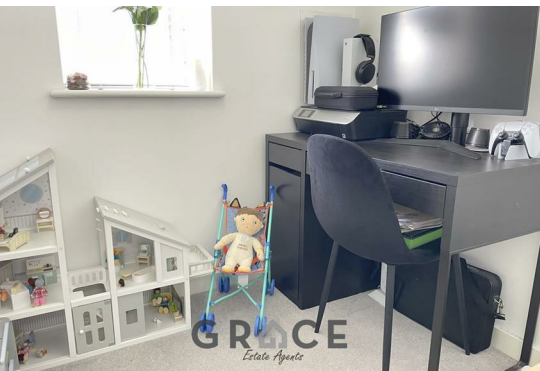
#### SECOND FLOOR LANDING:

Access to loft space and bedrooms.

#### BEDROOM ONE:

13'10 x 9'6 (4.22m x 2.90m)

Double glazed windows to front and side elevations, radiator and access to:-





**EN-SUITE**

7'10 x 6'2 (2.39m x 1.88m)  
Double glazed frosted window to side elevation, radiator, pedestal wash hand basin with mixer tap, low level WC, built in shower cubicle with shower unit tiled splashbacks and shower screen.

**BEDROOM TWO:**

10'6 x 7'8 (3.20m x 2.34m)  
Double glazed window to rear elevation with views over the river and radiator.

**BEDROOM THREE:**

10'7 x 7'8 (3.23m x 2.34m)  
Double glazed window to front elevation with views over the river, radiator and bulkhead storage cupboard.

**BATHROOM:**

6'7 x 5'8 (2.01m x 1.73m)  
Double glazed frosted window to rear elevation, radiator, low level WC, pedestal wash hand basin, panel bath with mixer tap and tiled splashback.

**CARPORT:**

25'3 x 10'6 (7.70m x 3.20m)  
Block paved area forming covered carport area with access to rear garden.

**REAR GARDEN:**

Paved patio area, enclosed with a combination of fencing and brick wall, artificial lawn area and side access to car port.

**AGENTS NOTE:**

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





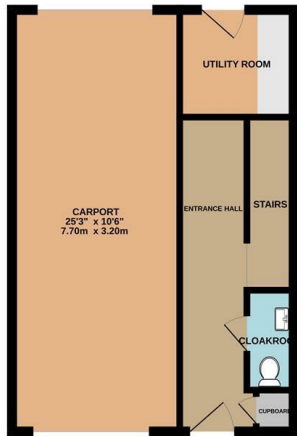




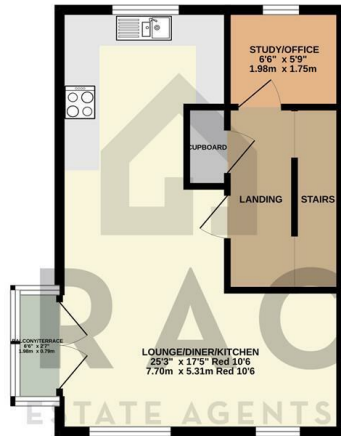




GROUND FLOOR  
409 sq.ft. (38.0 sq.m.) approx.



1ST FLOOR  
426 sq.ft. (39.6 sq.m.) approx.

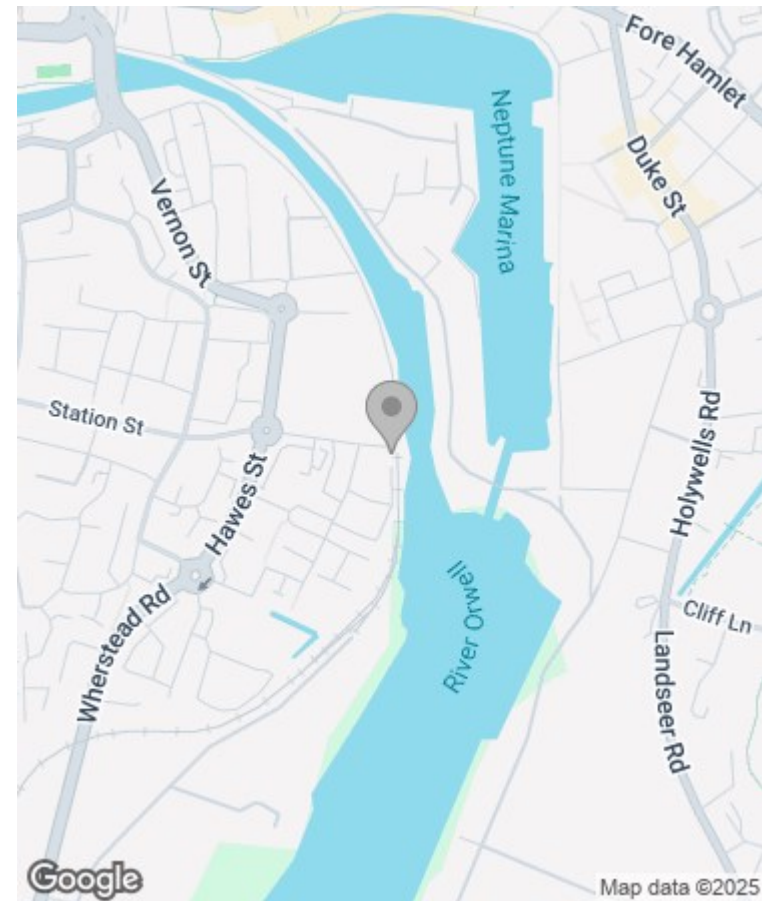


2ND FLOOR  
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 1244 sq.ft. (115.5 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B		
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

## 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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