



# 45 ORFORD STREET

Ipswich



Suffolk



Chapman Stickels

# 45 ORFORD STREET IPSWICH IP1 3PE

AN EXCEPTIONALLY WELL-PRESENTED TERRACED HOUSE LOCATED  
CLOSE TO CHRISTCHURCH PARK

Colchester - 18 miles  
Bury St Edmunds - 27 miles  
Cambridge - 54 miles

- Entrance hall • Two reception rooms • Kitchen / dining room • Cloakroom •
- Two bedrooms • Family bathroom • Loft room / study • Private garden •







### The Property

Occupied by the current owner since 1999, this exceptionally well-presented home has undergone complete renovation to a high standard resulting in a stylish and comfortable home, whilst maintaining many original features of its era. The Victorian terraced property is conveniently located close to the town centre, and forms part of the pretty street scene which surrounds Christchurch Park to the north of Ipswich.

A welcoming entrance hall leads to the ground floor accommodation comprising sitting room with original pine flooring and attractive fireplace, dining room - a light and airy room with built in storage and attractive feature fireplace, with French doors leading to the pretty rear garden. To the rear of the house lies a fully fitted kitchen forming a later addition built 25 years ago, providing bespoke base and eye level units with solid oak and granite worktops, integrated appliances to include dishwasher and gas hob with electric oven, and French doors leading to the rear garden. The ground floor accommodation also provides a cloakroom.



On the first floor, a landing provides access to bedroom one – a spacious room which is placed at the front of the house, offering a double built in wardrobe, feature fireplace, and pine floors. Bedroom two enjoys views over the rear garden and provides built in wardrobes. The family bathroom offers a pleasing combination of tiles and wooden panelling with separate bath and walk in shower, and an airing cupboard housing a recently installed gas combi boiler. A loft access with built in ladder leads to a fully boarded loft area with Velux window offering great potential for further development (subject to the correct permissions), lending itself to many different uses such as a study, hobby room or bedroom.

Outside lies a pretty, walled rear garden with outbuilding and rear pedestrian access to Cardigan Street.



### Location

Ipswich is home to the thriving Waterfront, with a wide range of restaurants, cafes, and bars. The town offers various amenities including Junior and Senior schools, Ipswich Hospital, theatres, museums, and the popular Christchurch Mansion and park. For the commuter, Ipswich offers a mainline railway station with a frequent service to London Liverpool Street and provides easy access to the A12 and A14.

### Services

We understand all mains services are connected.

**Local Authority and Council Tax Band**  
Ipswich Council  
Band B

**EPC Rating**  
Current D(63). Potential B(82).

## 45 Orford Street, Ipswich, IP1 3PE

Approximate Floor Area

Main House - 1051 sq. ft / 97.62 sq. m

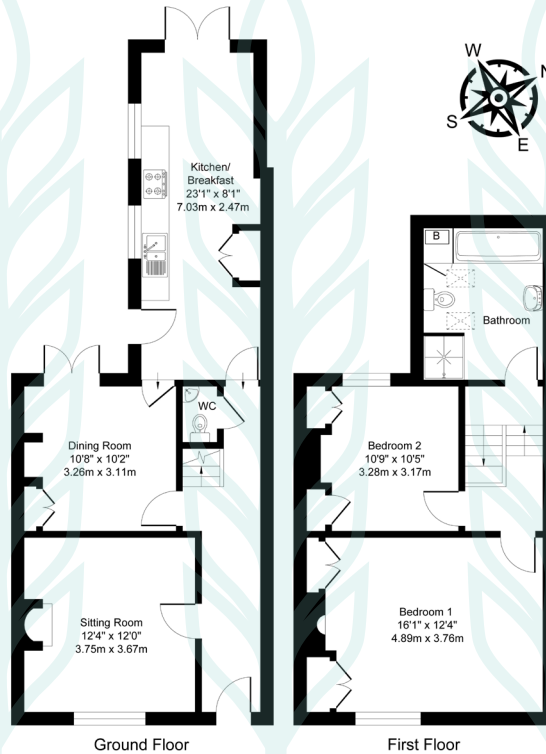
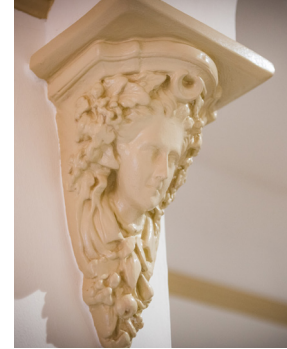


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