



Connells

Newson Street
Ipswich



Property Description

A Modernised Much Improved Family Home located within a desirable area of Ipswich Town centre. The property benefits from having two double bedrooms, first floor family bathroom, lounge/diner, a 40ft low maintenance rear garden and has the added bonus of being offered with no onward chain.

Ipswich has a cutting-edge theatre and arts scene, many schooling facilities, cosy Suffolk pubs, and a vibrant community of independent stores. Ipswich also has the benefit of being home to a mainline railway station that gives direct access into London Liverpool Street, Cambridge, Norwich and many more destinations.

It also benefits from a rejuvenated waterfront Marina which boasts many restaurants, bars and cafes.

Christchurch park is also close by and is a historical area of rolling lawns, wooded areas, and delicately created arboreta.

These are artistic illustrations to provide an idea of what the property could look like furnished.

Lounge

21' 8" x 11' 2" max (6.60m x 3.40m max)

Accessed via upvc double glazed entrance door, upvc double glazed window to front, upvc double glazed door giving access to the rear garden, wood effect flooring, stairs rising to the first floor, two feature wall radiators and smooth ceiling with inset spotlighting.

Kitchen

8' 8" plus door recess x 6' 7" (2.64m plus door recess x 2.01m)

Upvc double glazed window to rear and side, built in fridge, built in freezer, built in hob with filter hood over, built in oven, wood effect flooring, tiled splash backs, single drainage sink with mixer spray tap inset in a roll edge work surface with grey cupboards and drawers under and matching above, built in dish washer, smooth ceiling with inset spotlighting, storage cupboard with space and

plumbing for washing machine.

First Floor Landing

Smooth ceiling with inset spot lighting, loft access and doors giving access to:

Bedroom One

11' 3" max x 10' 7" (3.43m max x 3.23m)

Upvc double glazed sash window to front, radiator and smooth ceiling.

Bedroom Two

10' 9" x 8' 3" max (3.28m x 2.51m max)

Upvc double glazed window to rear, radiator and smooth ceiling.

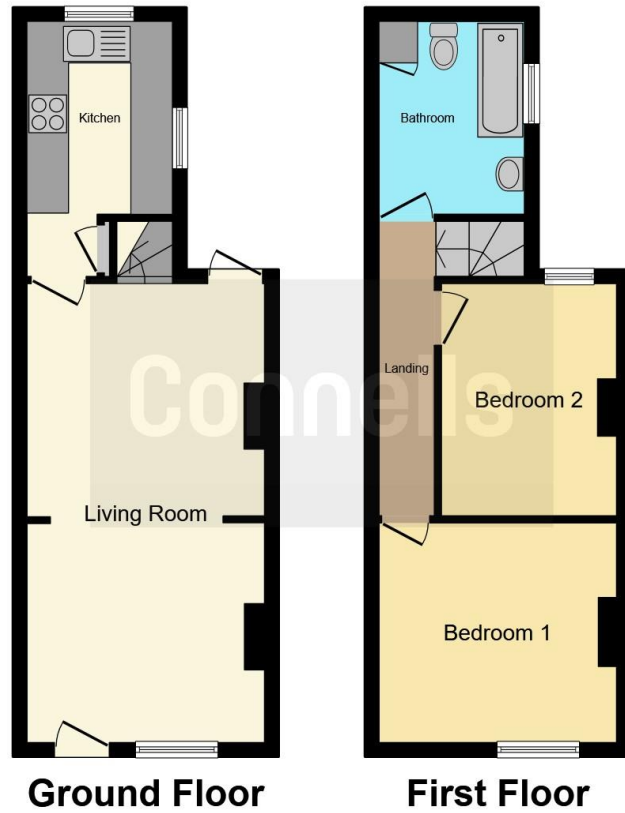
Family Bathroom

Upvc double glazed window to side, floating vanity wash hand basin with mixer tap and vanity mirror, part tiled walls, shaped and panel bath with mixer tap and shower attachment, low level w/c, extractor fan, heated towel rail, loft access, storage cupboard housing wall mounted boiler.

Outside

The rear garden is approximately 40ft in length and has a paved patio area, a decked area with the remainder being laid to artificial lawn, outside tap and gated rear access.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: C

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Tenure: Freehold



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