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Z5  
Mon - Sat  
8 am - 6 pm

Connells

Martin Road  
Ipswich





## Property Description

A Mid-Terraced House situated on the South Side of Ipswich, with good access to the mainline railway station, town centre and the A12/A14, the property further boasts from having two bedrooms, first floor bathroom, built around 1895, has permit parking, has front & rear gardens and good condition throughout.

Nearby 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.

## Entrance Hall

Entrance door into entrance hall with double glazed window to front, radiator, stairs to first floor and doors giving access to:

## Lounge

11' x 10' 8" max ( 3.35m x 3.25m max )  
Double glazed window to front and radiator.

## Dining Area

12' x 11' 2" ( 3.66m x 3.40m )  
Double glazed window to rear, radiator and under stairs storage cupboard.

## Kitchen

9' x 7' 5" ( 2.74m x 2.26m )  
Double glazed window to side and double glazed door to side and rear garden. The kitchen comprises of a selection of wall and base level units with a cooker point with extractor over, plumbing for washing machine,

space for fridge freezer and further kitchen area.

## First Floor Landing

Radiator, loft access and doors giving access to:

## Bedroom One

14' 1" x 11' max ( 4.29m x 3.35m max )  
Double glazed window to front and radiator.

## Bedroom Two

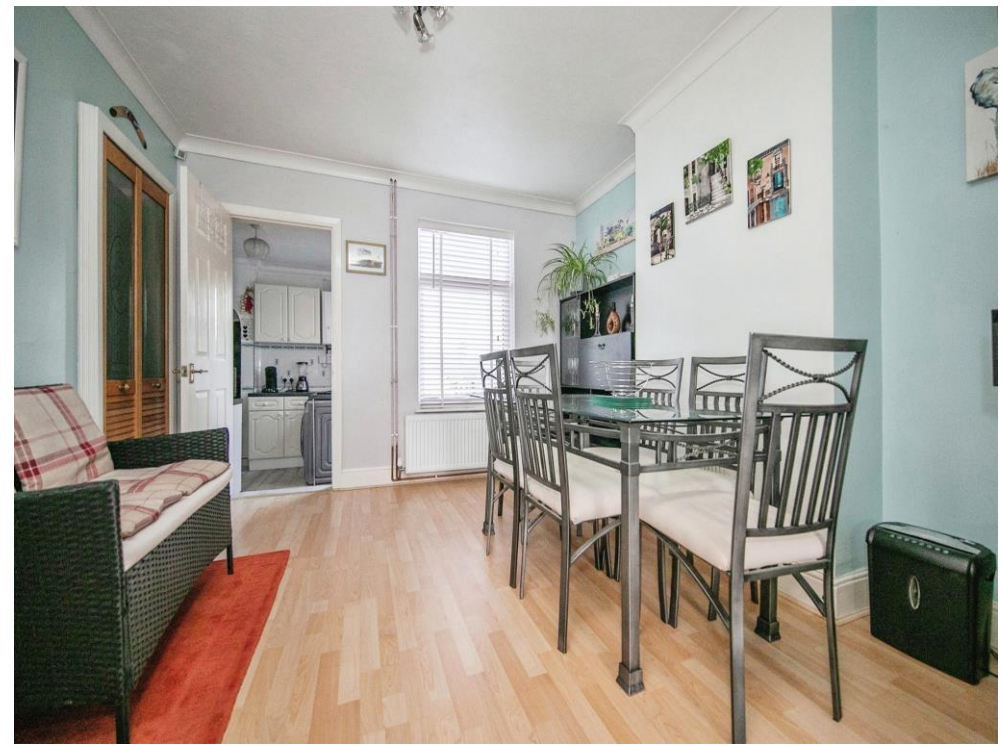
12' x 9' ( 3.66m x 2.74m )  
Double glazed window to rear and radiator,

## Bathroom

Double glazed window to rear, four piece white suite including separate shower cubicle, panel bath, pedestal wash hand basin, low level w/c and radiator.

## Outside

There is a concrete boundary to front and hard standing area.  
The rear garden commences with a patio area, which has panel fencing to boundaries and rear access and the remainder is laid to lawn.







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: D**

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Tenure: Freehold



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Property Ref: ICH310752 - 0006