



Connells

Harland Street
Ipswich



Property Description

Located to the edge of the Town Centre you will find this Town House offering a wide range of accommodation. The property benefits from four bedrooms, two bathrooms, ground floor cloakroom, kitchen, lounge, south facing rear garden and off road parking.

The property is also conveniently located for many local amenities, primary and secondary schools and has good access to the A12/A14. 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

Accessed via entrance door with stairs rising to the first floor, wood effect floor, radiator and doors giving access to:

Cloakroom

Low level w/c, radiator, tiled flooring, wash hand basin with tile splash backs and smooth coved ceiling.

Lounge

13' 10" x 14' (4.22m x 4.27m)
Upvc double glazed double doors giving access to the rear garden, wood effect flooring, radiator, wall light point and smooth coved ceiling.

Kitchen

9' 2" x 7' 1" (2.79m x 2.16m)
Double glazed window to front, wall mounted boiler, single drainage stainless steel sink with mixer tap inset in a roll edge work surface with cupboards and drawers under and matching

above, space and plumbing for dish washer, built in oven, built in hob with stainless steel filter hood over, built in fridge, built in freezer, smooth ceiling with inset spotlighting, under unit lighting and wood effect floor.

First Floor Landing

Upvc double glazed double doors giving access to the Juliette balcony, stairs rising to the second floor, smooth ceiling, radiator and doors to:

Bedroom Two

13' 10" x 10' 8" (4.22m x 3.25m)
Two upvc double glazed windows to rear, radiator and smooth coved ceiling.

Bedroom Four

10' x 7' (3.05m x 2.13m)
Double glazed window to front, radiator and smooth coved ceiling.

Bathroom

Shaped and panel bath with mixer tap and shower attachment, low level w/c, pedestal wash hand basin with mixer tap, tiled flooring, smooth coved ceiling, shaver light point, extractor fan and radiator.

Second Floor Landing

Airing cupboard, radiator and doors giving access to:

Bedroom One

14' 1" x 10' 8" max (4.29m x 3.25m max)
Double glazed window to rear, radiator and smooth coved ceiling.

Bedroom Three

13' 8" narrowing to 10' 3" x 10' (

4.17m narrowing to 3.12m x 3.05m)
Two double glazed windows to front and radiator.

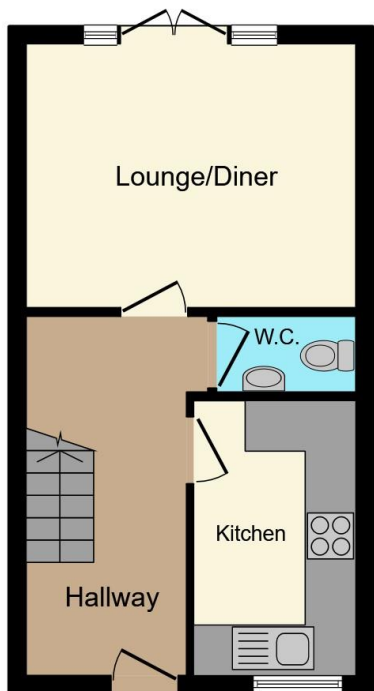
Bathroom

Low level w/c, pedestal wash hand basin with mixer tap, shaver light point, shaped and panel bath with mixer tap and shower attachment, tiled flooring, smooth coved ceiling and extractor fan.

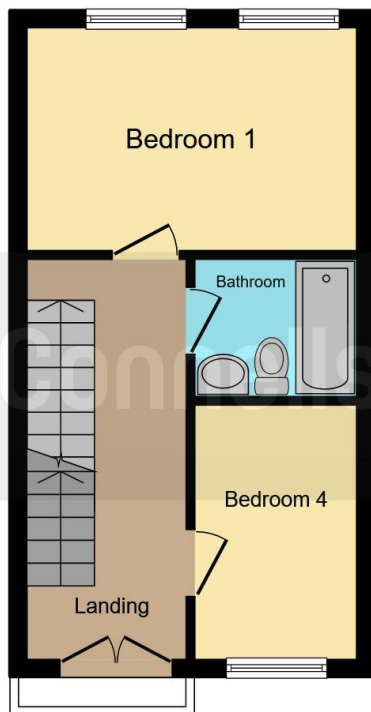
Outside

To the front of the property there is a pathway leading to the front entrance door, the rear garden is a court yard style and is accessed via double gates providing off road parking with a paved patio area.

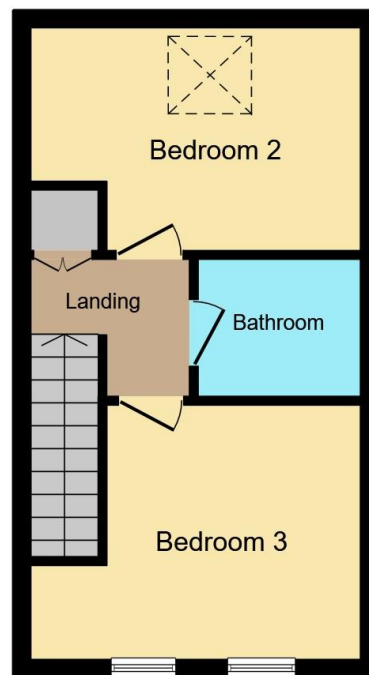




Ground Floor



First Floor



Second Floor



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

T 01473 233 966
E ipswich@connells.co.uk

6 Princes Street
 IPSWICH IP1 1QT

EPC Rating: C

view this property online connells.co.uk/Property/ICH310661

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: ICH310661 - 0009