



Connells

Berners Street
Ipswich



Property Description

An Internal Viewing is highly recommended to appreciate the Size and Various accommodation on offer for this Established Home located on the edge of the town centre close to Christchurch Park. The property comprises of entrance porch, reception hall, study, lounge, dining room, kitchen, conservatory, cellar, shower room, two double bedrooms, loft room and front and rear gardens.

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 very close by and is a historical area of rolling lawns, wooded areas, and delicately created arboreta and the property also has the popular Greyhound Public House in walking distance.

Entrance Porch

6' 6" x 6' 6" (1.98m x 1.98m)

Accessed via entrance door, tiled flooring and doors giving access to:

Entrance Hall

9' 10" max x 6' 5" (3.00m max x 1.96m)

Arch style window to front, radiator, two wall light points, skylight window, parquet flooring, stairs rising to the first floor and door giving access to:

Lounge

14' x 11' 8" (4.27m x 3.56m)

Double glazed sash window to front, radiator,

picture rail, smooth covered ceiling and feature fire place.

Dining Room

14' max x 11' (4.27m max x 3.35m)

Double doors giving access to the conservatory, radiator, feature fire place with multi fuel burner, coved ceiling and stairs giving access to the cellar.

Cellar

14' max x 11' 8" (4.27m max x 3.56m)

Upvc double glazed window to front and boiler.

Conservatory

11' 7" max x 14' max (3.53m max x 4.27m max)

Brick and double glazed construction, upvc double glazed door giving access to the rear garden, wood effect vinyl flooring, radiator and door giving access to:

Kitchen

12' 4" x 10' 8" max (3.76m x 3.25m max)

Space for range style oven with stainless steel extractor hood over, space for fridge freezer, single drainage sink with mixer tap inset in a roll edge work surface with cupboards and drawers under and matching above, smooth ceiling with inset spotlighting, tiled flooring, tiled splash backs, space and plumbing for dish washer and doors giving access to:

Shower Room

Upvc double glazed windows to rear and side, radiator, pedestal wash hand

basin with mixer tap, fully tiled shower cubicle with independent shower over, smooth ceiling with inset spotlighting, part tiled walls, tiled flooring and low level w/c.

Study

12' 2" x 6' 6" (3.71m x 1.98m)
Window to rear, radiator, smooth ceiling and storage cupboard with space and plumbing for washing machine.

First Floor Landing

Smooth ceiling and doors giving access to:

Bedroom One

14' 1" max x 11' (4.29m max x 3.35m)
Double glazed window to rear, coved ceiling, radiator, airing cupboards and door giving access to:

Inner Lobby

Stairs rising to the loft room.

Bedroom Two

14' 1" max x 11' 8" (4.29m max x 3.56m)
Double glazed sash window to front, radiator, coved ceiling and door giving access to inner lobby.

Bathroom

Double glazed window to side, heated towel rail, pedestal wash hand basin, low level w/c, shaped and panel bath with mixer tap, part tiled walls, wood effect vinyl flooring and smooth ceiling.

Loft Room

14' 4" max x 12' max (4.37m max x 3.66m max)
Restricted head room , upvc double glazed window to side, smooth ceiling and eves access.

Outside

To the front of the property is a mature garden with a pathway leading to the front entrance porch, the rear garden is approx 45 ft at maximum, has a paved patio area with the remainder laid to lawn with mature trees, shrubs and brick shed.





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: E

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Tenure: Freehold



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