



Connells

Wherstead Road
Ipswich



Property Description

An Internal Viewing is highly recommended to appreciate the size of accommodation on offer from this End of Terrace House conveniently located for the town centre, the A 14 and many more amenities. The property comprises of three bedrooms, loft room, lounge/ diner, re-fitted kitchen, ground floor bathroom, 40 ft of rear garden and access to resident parking area.

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, radiator, stairs rising to the first floor, smooth covered ceiling and door giving access to:

Lounge

17' max x 12' 10" (5.18m max x 3.91m)
Upvc double glazed window to front, radiator, wood effect flooring, feature fireplace, coved and textured ceiling, storage cupboard and doors giving access to:

Kitchen

12' 6" x 8' 4" max (3.81m x 2.54m max)
Double glazed door giving access to the rear garden, upvc double glazed window to rear, space for American style fridge freezer, built in microwave, 1 1/2 bowl sink with mixer tap inset in a roll edge work surface with cupboards and drawers under and matching above, built ion hob with stainless steel extractor hood over, space and plumbing for washing machine, tiled splash backs, radiator,

wood effect flooring, smooth ceiling with spot lighting and door giving access to:

Bathroom

Upvc double glazed window to rear, low level w/c, vanity wash hand basin with mixer tap, radiator, wood effect flooring, shaped and panel bath with independent shower over, part tiled walls and smooth coved ceiling.

First Floor Landing

Stairs to loft room, inset spot lighting, coved ceiling and doors giving access to:

Bedroom One

10' 4" max x 9' 8" (3.15m max x 2.95m)

Upvc double glazed window to front, radiator, wood effect flooring, coved ceiling and door giving access to:

Storage Area

Upvc double glazed window to front, storage cupboard, wood effect flooring, wall mounted boiler and smooth ceiling.

Bedroom Two

12' max x 8' 7" (3.66m max x 2.62m)
Upvc double glazed window to rear, wood effect flooring, radiator and smooth coved ceiling.

Bedroom Three

8' 8" x 8' (2.64m x 2.44m)
Upvc double glazed window to rear, wood effect flooring, smooth coved ceiling and radiator.

Loft Room

Double glazed sky light window to rear, electric storage heater, ceiling fan, inset spot lighting, two wall light points, wood effect flooring, built in storage area and eves storage.

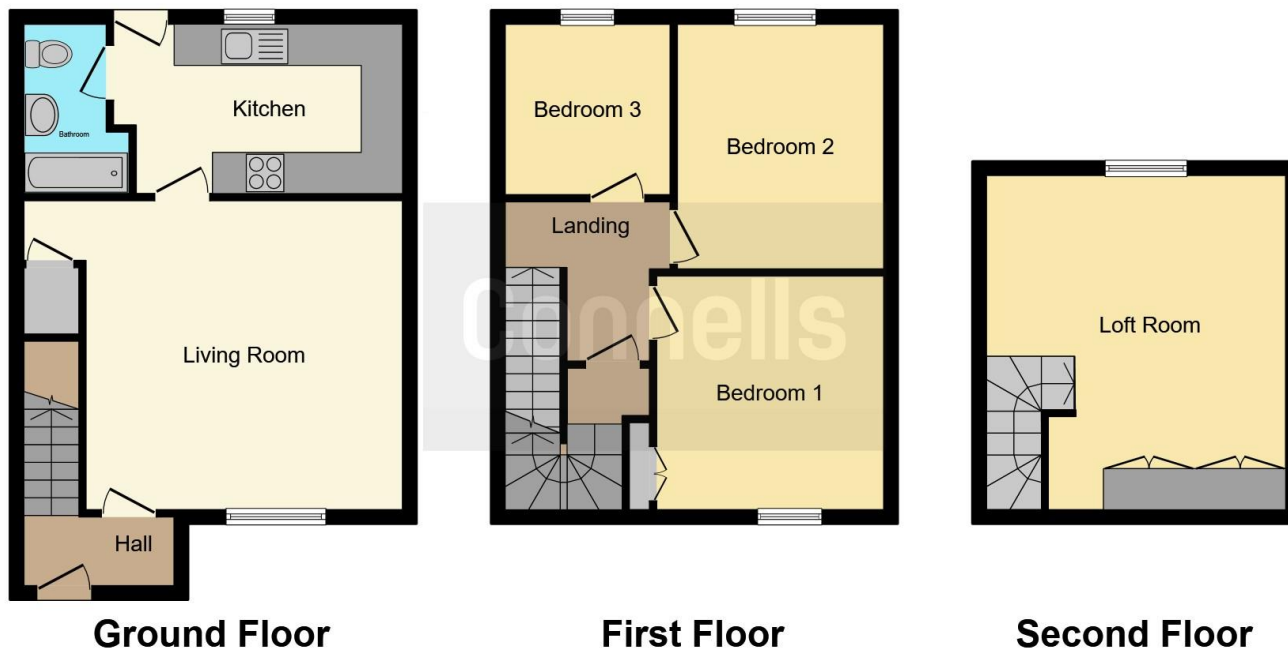
Outside

To the front of the property is landscaped with wood chips and there is gated access to the rear garden.

The rear garden is approx 44 ft in length. has a laid area, a blocked paved area access via double gates, a decked patio area and outside tap.

As previously mentioned the property has access to a resident parking area which the vendor has confirmed they are paying £25 per annum for.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D

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Tenure: Freehold



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