



Connells

Richmond Road
Ipswich



Property Description

This a great first time or investment purchase. A Three Bedroom semi detached bay fronted family home situated to the West of Ipswich and benefiting from being within reach of local amenities including Primary and Secondary Schools, Doctors and Dentist Surgery's and Shopping facilities. There are also public transport links into Ipswich Town Centre which has a variety of Bars, Restaurants, Cafes and Theatres. The property itself comprises of Three Bedrooms, Two Reception areas, fitted Kitchen, Ground Floor Bathroom, and basement room as well as Front and Rear Gardens.

Entrance Door Leading To

Entrance Hall

Wood effect flooring, radiator, stairs to first floor, doors leading to

Lounge

10' 4" x 10' 10" (3.15m x 3.30m)
Upvc double glazed bay window to front, radiator, dado rail, feature fire surround

Dining Area

12' 1" x 10' 9" (3.68m x 3.28m)
Upvc double glazed window to rear, radiator, wooden flooring

Kitchen

12' 8" x 6' 10" (3.86m x 2.08m)
Fitted shaker style kitchen with 1.5 bowl sink and drainer unit inset in to roll top worksurfaces with a selection of wall and base level units with built in oven, hob and extractor, washing machine space, fridge space, upvc double glazed window to side, upvc double glazed door to side, door with stairs leading to

Ground Floor Bathroom

White suite comprising panel bath with shower over, panel bath, low level wc, tiled flooring,

tiled walls, radiator, inset spotlights to ceiling, upvc double glazed window to side

Basement Room

13' 9" x 11' (4.19m x 3.35m)
Currently used as an additional living room and housing fridge/freezer and tumble dryer, cupboard housing combi-boiler (installed 2023) upvc double glazed window to rear radiator

First Floor Landing

Built in cupboard, loft access, doors leading to

Bedroom 1

10' 9" to wardrobes x 10' 3" (3.28m to wardrobes x 3.12m)
Two upvc double glazed windows to front, two built in wardrobes, radiator

Bedroom 2

12' 6" x 8' 3" (3.81m x 2.51m)
Upvc double glazed window to rear, radiator

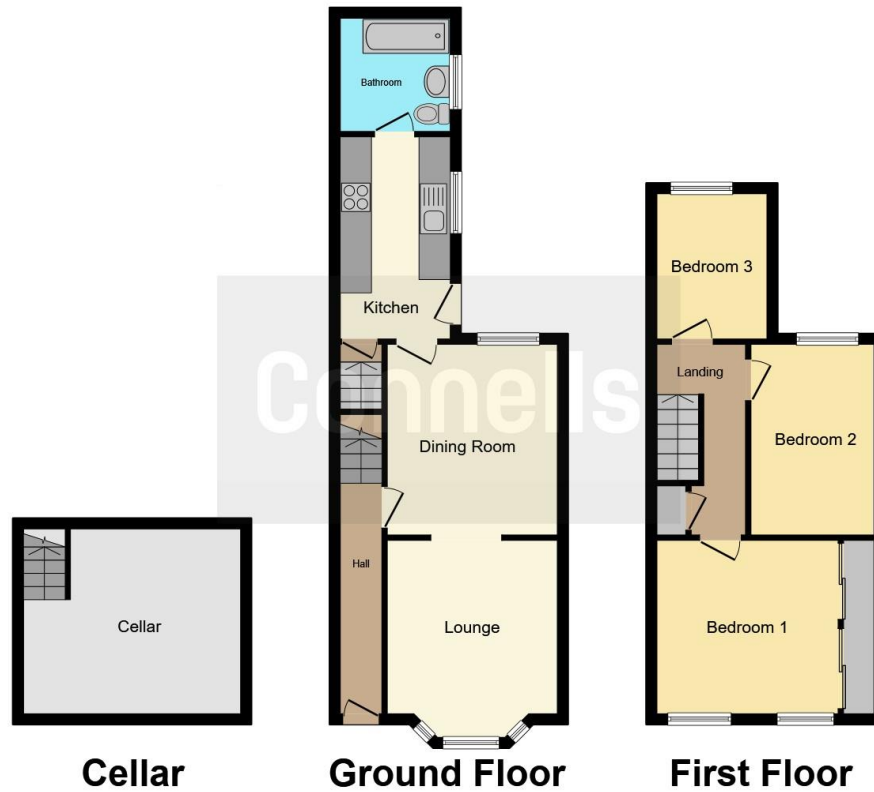
Bedroom 3

9' 1" x 6' 10" (2.77m x 2.08m)
Upvc double glazed window to rear, radiator

Outside

Low maintenance paved front garden with brick wall to boundary and side access leading to enclosed West facing rear garden which has a patio seating area with the remainder laid to lawn, raised flower beds and storage shed





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

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: D

view this property online connells.co.uk/Property/ICH311151



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: ICH311151 - 0008