



**Connells**

Austin Street  
Ipswich



## Property Description

An internal viewing is highly recommended on this individual detached former Post Office located to the edge of the town centre. Internally the property comprises of 2/3 bedrooms, 1/2 receptions, kitchen, utility, bathroom & shower room, off road parking and courtyard garden.

The property is in a sought-after location being close to many local amenities, schools, town centre and the mainline railway station which offers direct links into London Liverpool Street, Cambridge, Norwich and many more destinations.

The town centre of Ipswich has a cutting-edge theatre and arts scene, many schooling facilities, cosy Suffolk pubs and a vibrant community of independent stores. It also benefits from a rejuvenated waterfront marina which boasts many restaurants, bars and cafes.

## Entrance Area

Accessed via upvc double glazed entrance door, wood effect flooring and access to:

## Lounge Area

24' 9" max x 18' 3" max into bay ( 7.54m max x 5.56m max into bay )

Two upvc double glazed bay windows to front, wood effect flooring, under floor heating, two radiators and doors and access to:

## Study/Bedroom Three

13' 3" max x 12' max ( 4.04m max x 3.66m max )

Upvc double glazed window to front, evo core flooring, storage cupboard, radiator, smooth ceiling and door giving access to:

## Shower Room

Fully tiled shower cubicle with independent shower over, heated towel rail, tiled flooring,

tiled walls, storage cupboard. pedestal wash hand basin, low level w/c and extractor fan.

## Kitchen

10' 9" max x 9' ( 3.28m max x 2.74m )  
Upvc double glazed window to side, space for washing machine, space for fridge, space for freezer, 1 1/2 bowl sink with mixer tap inset in a roll edge work surface with cupboards and drawers under and matching above, built in oven, built in hob with filter hood over, space and plumbing for slim line dishwasher and door giving access to:

## Bathroom

Low level w/c, shaped and panel bath with independent shower over, pedestal wash hand basin, remote control spot lighting, tiled walls, heated towel rail and tiled flooring.

## Rear Lobby

Wood effect vinyl flooring, stairs to first floor, upvc double glazed door giving access to conservatory/utility, back loft space via retractable ladder which is part boarded with power and lighting and housing wall mounted boiler.

## Conservatory/Utility

13' x 6' ( 3.96m x 1.83m )

Upvc double glazed construction, wood effect flooring, usb point and space for tumble dryer.

## First Floor Accommodation

### Bedroom One

17' 9" max x 12' 6" ( 5.41m max x 3.81m )  
Upvc double glazed bay window to front,  
radiator, usb point and door giving access to:

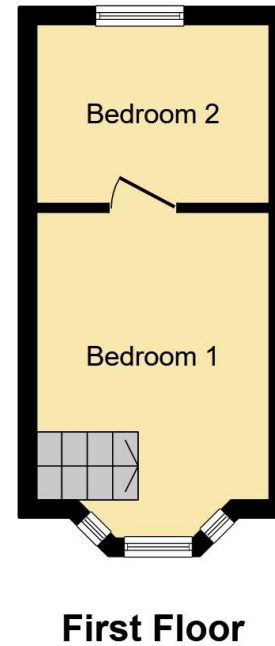
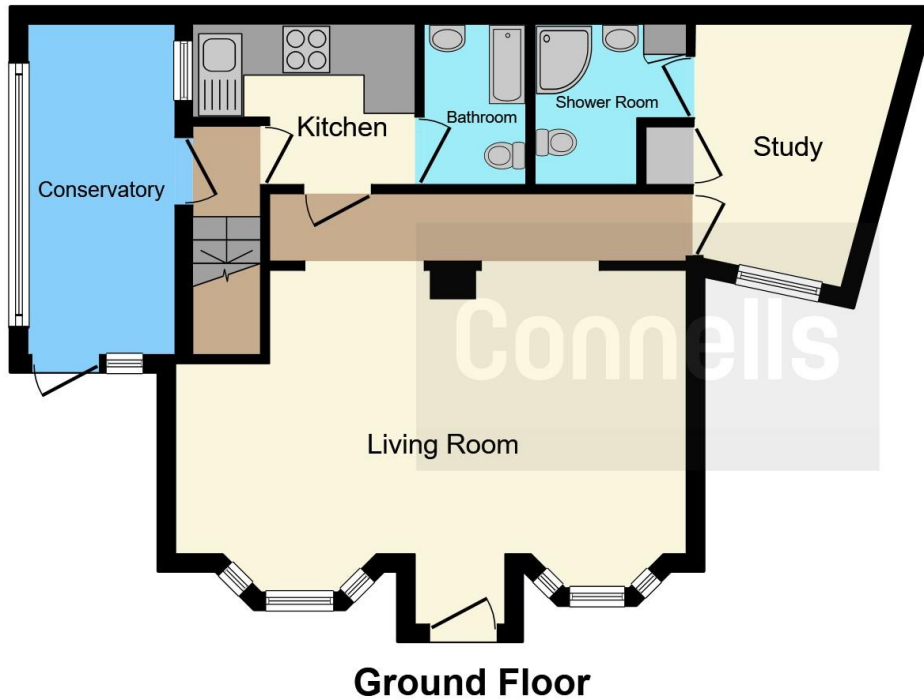
### Bedroom Two

12' 4" x 9' ( 3.76m x 2.74m )  
Upvc double glazed window to side, smooth  
ceiling and radiator.

### Outside

To the front of the property is a drive  
providing off road parking for several vehicles  
and double gates giving access to the rear  
garden. The rear garden is courtyard styles  
and has a decked patio.





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](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/ICH311087](http://connells.co.uk/Property/ICH311087)**

Tenure: Freehold



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