



Connells

Back Hamlet
Ipswich



Property Description

A Well-established mid-terraced property located to the east of Ipswich, across from Alexander Park and in close proximity to the popular rejuvenated waterfront marina which is home to many restaurants, cafes and bars and the University of Suffolk.

The property itself comprises of two reception rooms, first floor bathroom and has the added bonus of being sold with no onward chain.

Close by 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.

Entrance

Entrance door giving access to:

Lounge

10' 2" x 9' 10" (3.10m x 3.00m)
Double glazed window to front, radiator, feature fire and access to:

Dining Room

10' 10" x 10' 9" (3.30m x 3.28m)
Double glazed window to rear, feature fire place and radiator.

Kitchen

13' 7" x 6' 8" (4.14m x 2.03m)
Double glazed window to rear and side and the kitchen comprises of wall and base level units with stainless steel sink and drainage unit inset into worksurfaces, cooker point, plumbing for washing machine and dishwasher and space for fridge.

First Floor Accommodation

Landing

Door giving access to:

Bedroom One

11' x 10' 1" (3.35m x 3.07m)
Double glazed window to front and radiator.

Bedroom Two

10' 9" x 8' (3.28m x 2.44m)
Double glazed window to rear and radiator.

Bathroom

Window to rear and comprises of a three-piece suite with panel bath, pedestal wash hand basin, low level w/c, airing cupboard housing combination boiler and chrome towel rail.

Outside

To the front of the property there is a brick boundary and views over Alexander Park.

The rear of the property comprises of steps down into a courtyard garden, which has a large patio area, a timber shed and storage areas to rear.

There is also an outbuilding located under the property itself.

Note

The storage areas were also used as an office at some point.





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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Tenure: Freehold



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Property Ref: ICH311266 - 0007