



**Connells**

Moore Road  
Ipswich



## Property Description

Located to the north west of Ipswich, you will find this semi-detached family home offered with the added bonus of no onward chain. The property comprises of three bedrooms, lounge, kitchen, family bathroom, off-road parking, front and rear gardens.

The property is located near the sought after crofts area of Ipswich which provide many local shops, amenities and many local schools and also has excellent access to Ipswich Town Centre and trunk roads.

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 Porch

Access by double doors with door giving access too:

## Entrance Hall

Wood effect flooring, radiator, stairs rising to the first floor, storage cupboard, textured ceiling and doors giving access too:

## Lounge

14' max x 13' ( 4.27m max x 3.96m )  
UPVC double glaze window to front wood effect flooring, feature, fireplace, smooth, cave, ceiling, radiator, and door giving access to

## Kitchen

12' 8" x 8' 2" ( 3.86m x 2.49m )  
Upvc double glazed window to rear, wall mounted boiler, built-in oven, built-in hob with

filtered hood over, tiled flooring, tile splashback's, space and plumbing for washing machine, 1 1/2 bowl sink with mixer tap instead inset in a roll edge work surface with cupboards and drawers under and matching above, smooth coved ceiling and door giving access to the rear garden.

## Bathroom

Upvc double glazed window to rear, pedestal wash hand basin with mixer tap, low-level WC, shower bath with mixer tap and shower attachment, shower screen, heated towel rail, tiled walls, smooth ceiling with inset spotlighting and extractor fan.

## First Floor Landing

loft access and doors giving access too:

## Bedroom One

15' 1" max x 10' 8" ( 4.60m max x 3.25m )

Two upvc double glazed windows to front, storage cupboard and exposed floorboards.

## Bedroom Two

11' 7" x 10' 2" ( 3.53m x 3.10m )  
Upvc double glazed window to rear, radiator, smooth coved ceiling and exposed floorboards.

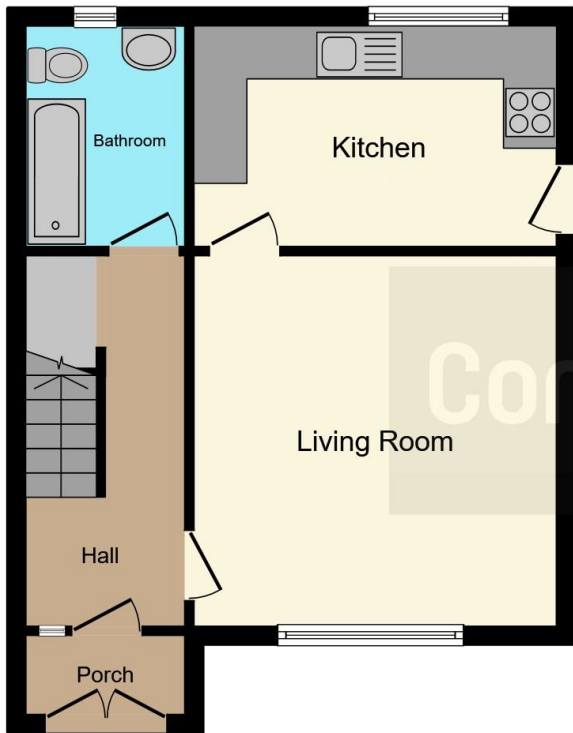
## Bedroom Three

9' 3" x 8' 3" ( 2.82m x 2.51m )  
Upvc double glazed window to front, radiator and smooth coved ceiling.

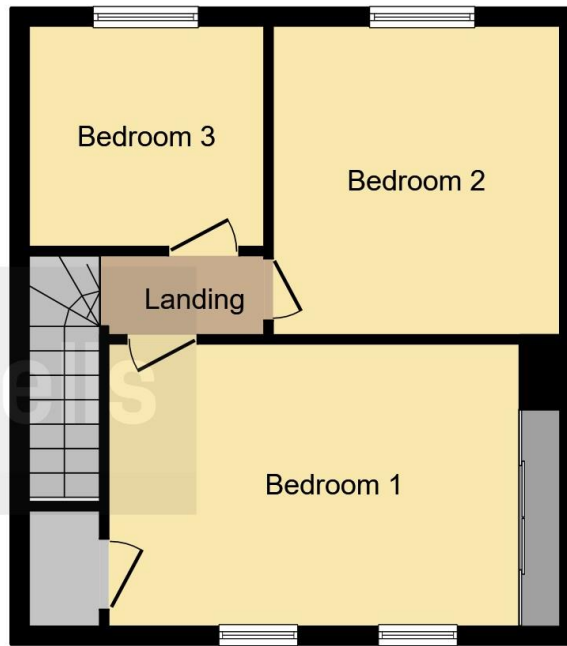
## Outside

To the front of the property there is a drive providing off road parking with the remainder laid to patio and mature shrubs. There is gated side access to the rear garden which is a mature garden and does require some modernisation.





**Ground Floor**



**First Floor**



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

**T 01473 233 966**  
**E [ipswich@connells.co.uk](mailto:ipswich@connells.co.uk)**

6 Princes Street  
 IPSWICH IP1 1QT

**EPC Rating: C**

**view this property online [connells.co.uk/Property/ICH311051](http://connells.co.uk/Property/ICH311051)**

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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: ICH311051 - 0016