



Connells

Palmerston Court Palmerston Road
Ipswich



Property Description

Located to the edge of the town centre you will find this town house offering a wide range of accommodation. The property boasts from three bedrooms, en-suite to bedroom one, family bathroom and ground floor cloakroom, lounge, utility cupboard, allocated parking and communal garden. An internal viewing is highly recommended on this property.

The property is located to the east of Ipswich and nearby to Alexandra Park and the popular rejuvenated waterfront marina which is home to many restaurants, cafes and bars and the university of Suffolk.

Nearby Alexandra Park is mainly gently sloped grass area, it includes a children's play area and It also is host to the May Day Festival in Ipswich.

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 Hall

Accessed via double glazed entrance door, wood effect flooring, smooth coved ceiling, stairs rising to the first floor and access to:

Cloakroom

Double glazed window to front, low level w/c, wash hand basin with tiled splashback, tiled effect vinyl flooring, smooth coved ceiling and radiator.

Utility Cupboard

Space and plumbing for washing machine, roll edge worktops with cupboards above, tiled splash backs, smooth coved ceiling and tiled effect vinyl flooring.

First Floor Landing

Double glazed window to front, radiator, stairs rising to the second floor, smooth coved ceiling and doors giving access to:

Lounge

15' 3" x 11' 8" (4.65m x 3.56m)
Double glazed window to rear, two radiators, wood effect flooring, smooth coved ceiling and doors giving access to:

Kitchen

8' 6" x 7' (2.59m x 2.13m)
Double glazed window to front, wall mounted boiler, built in oven, built in hob with stainless steel splashback and extractor hood over, 1 1/2 bowl sink with mixer tap inset in a roll edge work surface with cupboards and drawers under and matching above, tiled splashback, space for fridge freezer, tile effect vinyl flooring and smooth coved ceiling with inset spotlighting.

Bedroom Two

15' 5" max x 8' 8" (4.70m max x 2.64m)
Double glazed window to rear, radiator, smooth coved ceiling, television point and airing/storage cupboard.

Second Floor Landing

Double glazed window to front, smooth coved ceiling giving loft access and doors giving access to:

Bedroom One

15' 4" x 11' 10" (4.67m x 3.61m)

Double glazed window to rear, radiator, smooth covered ceiling and doors giving access to:

En-Suite

8' 6" x 7' 7" (2.59m x 2.31m)

Double glazed window to rear, radiator, tile effect vinyl flooring, shaped and panel bath with independent shower over, part tiled walls, smooth ceiling with extractor fan and inset spotlighting.

Bedroom Three

8' 8" x 7' 7" (2.64m x 2.31m)

Double glazed window to front, radiator and smooth covered ceiling.

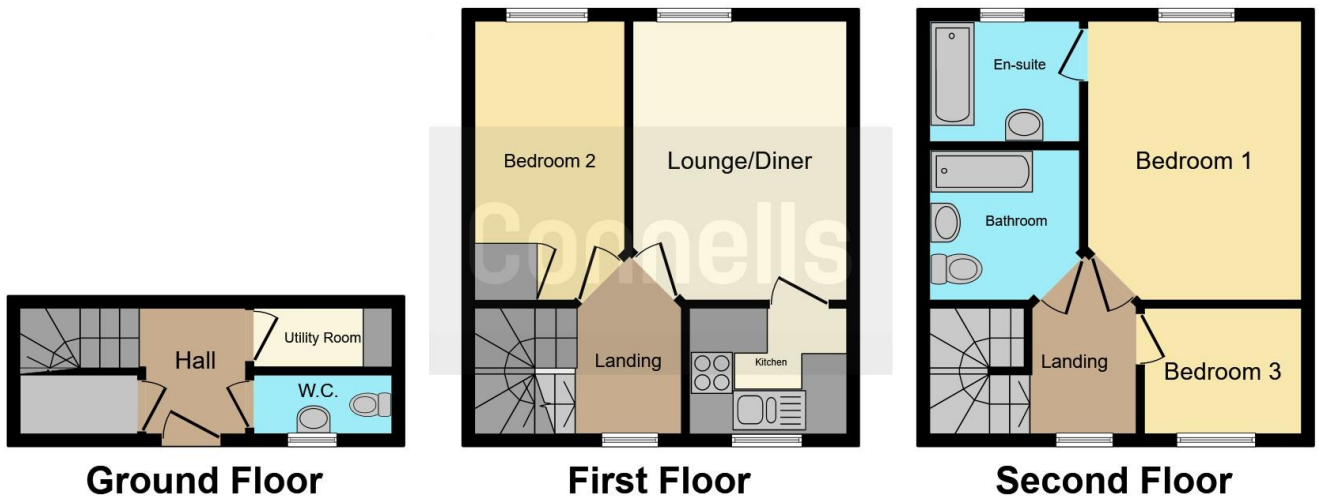
Bathroom

Shaped and panel bath with mixer tap and shower attachment, pedestal wash hand basin, low level w/c, tile effect vinyl flooring, radiator, smooth ceiling with inset spotlight, part tiled walls and extractor fan.

Outside

The property has a pathway leading to the front door, there is a communal garden, allocated parking space and visitor parking on site.





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

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EPC Rating: C

view this property online connells.co.uk/Property/ICH311380

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Apr 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Tenure: Leasehold



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.

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