



Connells

Burrell Road
Ipswich



Property Description

Conveniently located opposite the train station you will find this end of terraced home offering a wide range of accommodation comprising of two double bedrooms, two reception rooms, cellar, kitchen, family bathroom, 70 Ft of mature rear garden and parking permit can be obtained.

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. It also benefits from a rejuvenated waterfront Marina which boasts many restaurants, bars and cafes.

Entrance Hall

Accessed via entrance door, exposed floorboards and door giving access too:

Lounge

15' max x 11' 6" (4.57m max x 3.51m)
Upvc double glazed window to front, exposed floorboards, feature fireplace, smooth ceiling and access too:

Inner Hall

Stairs giving access to the first floor and cellar and further access too:

Dining Room

11' 7" max x 9' 10" (3.53m max x 3.00m)
Exposed and painted floorboards, radiator, electric wall fire, smooth ceiling, storage cupboard and access too:

Kitchen

14' 7" x 7' 7" (4.45m x 2.31m)
Upvc double glazed double doors giving access to the rear garden, single drainer stainless steel sink with mixer tap inset a roll edge work surface with cupboards and drawers under and matching above, space for cooker, storage area with space and plumbing for washing machine, smooth ceiling, tiled flooring, double glazed skylight window and radiator.

Cellar

15' x 11' 3" (4.57m x 3.43m)
Tiled flooring, radiator, power and lighting and extractor fan.

First Floor Landing

Exposed floorboards, storage cupboard and doors giving access to:

Bedroom One

15' x 11' 5" max (4.57m x 3.48m max)
Upvc double glazed window to front, exposed and varnished floorboards, feature fireplace, smooth ceiling and radiator.

Bedroom Two

12' 1" max x 10' (3.68m max x 3.05m)
Upvc double glazed window to rear and which provides river views, radiator and smooth ceiling.

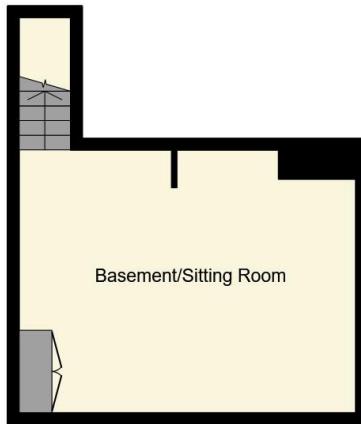
Bathroom

Upvc double glazed window to side, shaped and panelled bath, wash hand basin, low-level W/C, storage cupboard housing wall mounted boiler, radiator, part tiled walls and herringbone effect vinyl flooring.

Outside

The 70 ft mature rear garden is accessed via steps and commences with a paved patio area and has a copious amount of trees and shrubs lining the garden to the rear boarder. There is also gated rear access to permit parking that can be obtained.





Basement



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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