



**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

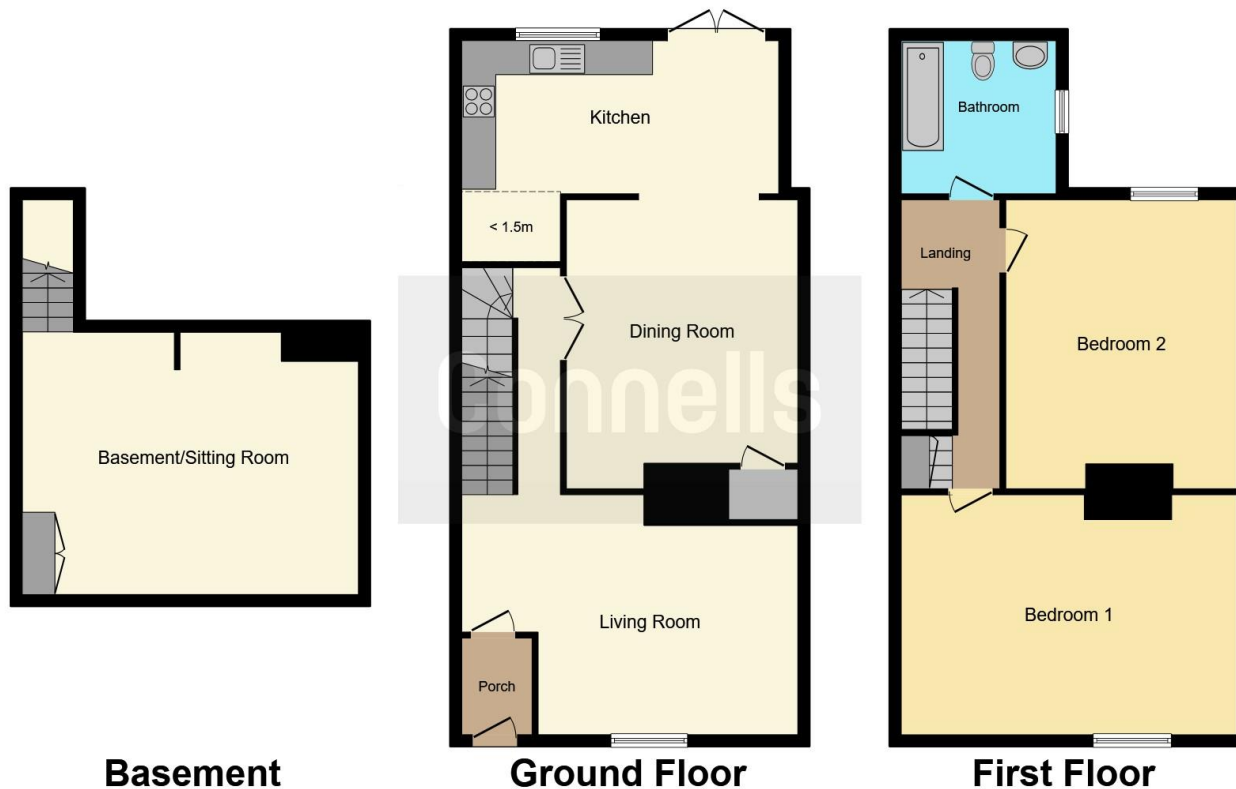
Upvc double glazed window to side, shaped and panelled bath, wash hand basin, low-level W/C, storage cupboard housing wall mounted boiler, radiator, part tiled walls and herringbone effect vinyl flooring.

### 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.







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/ICH311339](http://connells.co.uk/Property/ICH311339)**



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: ICH311339 - 0009