



Connells

Ranelagh Road
Ipswich



Property Description

An internal viewing is highly recommended to appreciate the style of accommodation offer for this mid terraced house located with easy access to Ipswich mainline train station, local shops and Gippeswyk park. The property comprises of two double bedrooms, two reception rooms, refitted kitchen, refitted bathroom, modern landscaped garden, permit parking, gas heating and upvc double glazing.

As previously mentioned the property is closely situated to the mainline railway station which offers direct access into London Liverpool Street, Cambridge, Norwich and many more destinations.

Ipswich is the county town of Suffolk and has a cutting-edge theatre and arts scene, many schooling facilities, cosy Suffolk pubs, and a vibrant community of independent stores. It also benefits from a rejuvenated waterfront Marina which boasts many restaurants, bars and cafes.

Lounge

11' max x 10' 7" (3.35m max x 3.23m)

Accessed via upvc double glazed entrance door, upvc double glazed window to front, radiator, smooth coved ceiling, refitted carpet and door giving access to:

Inner Hall

Stairs rising to the first floor, smooth coved ceiling and door giving access too:

Dining Room

11' max x 10' 8" (3.35m max x 3.25m)

Upvc double glazed window to rear radiator, storage cupboard, smooth coved ceiling and door giving access too:

Kitchen

14' 4" x 6' 2" (4.37m x 1.88m)

Upvc double glazed window to side, upvc double glazed door giving access to the rear garden, space for fridge freezer, space and plumbing for washing machine, single drainage sink with mixer tap insert in work surfaces with soft close cupboards and drawers under and matching above, part tiled walls, built-in induction hob with extractor hood over, tiled flooring with under floor heating built-in dishwasher, cupboard housing wall mounted boiler and door giving access too:

First Floor Landing

Smooth coved ceiling and doors giving access too:

Bedroom One

11' x 10' 9" (3.35m x 3.28m)

Upvc double glazed window to front, radiator and smooth and coved ceiling.

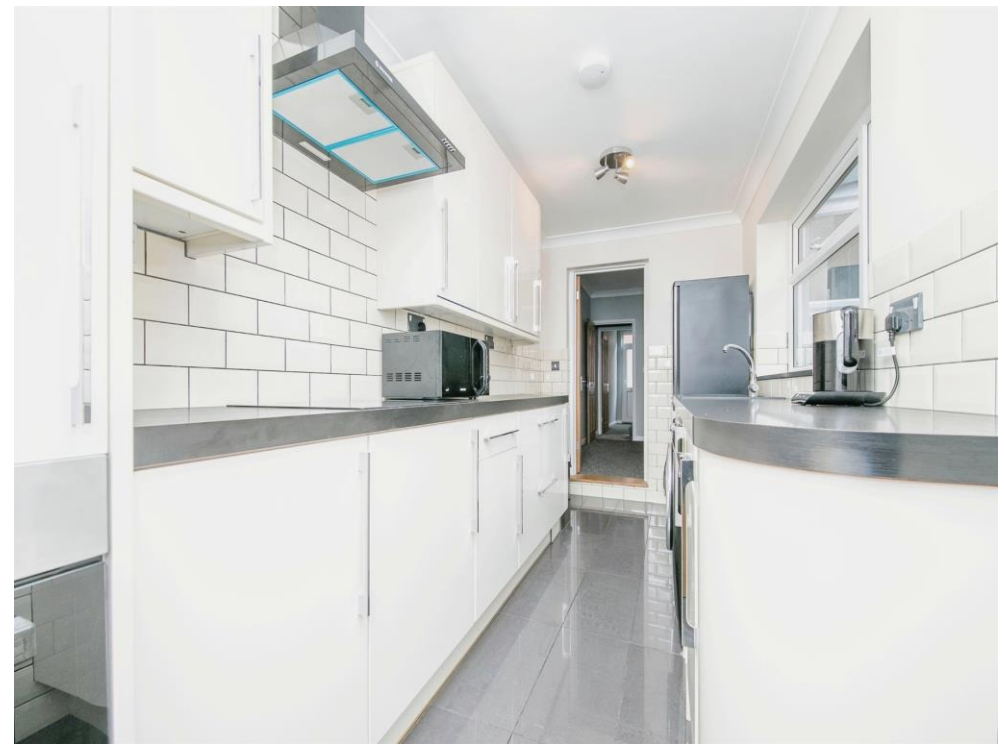
Bedroom Two

11' max x 10' 9" (3.35m max x 3.28m)

Upvc double glazed window to rear, radiator, smooth coved ceiling and storage cupboard.

Outside

To the front of the property there is a concrete hard standing area and shared access to the rear garden. The rear garden is sectioned into a resin bonded pathway and patio, leading to a sandstone patio and a decked patio area. There is also a shed to remain.





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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EPC Rating: C

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Tenure: Freehold



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