



Connells

Tanners View
Ipswich



Property Description

An Internal viewing is highly recommended for this improved town house located next to the River Gipping. The property comprises of a Howden's fitted kitchen, three double bedrooms, lounge, en-suite & walk in wardrobes to master bedroom, family bathroom & downstairs cloakroom, garage & off road parking.

The property is situated near many local amenities as well as primary and secondary schools and is close by from the A 12 A 14 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 Hall

Accessed via double glazed entrance door, radiator, wood effect flooring, storage cupboard with space and plumbing for washing machine and stairs rising to the first floor and doors giving access too:

Cloakroom

Upvc double glazed window to front, radiator, vanity wash hand basin with circle sink and mixer tap, Victorian style tiled flooring, low level w/c, part tiled walls and textured ceiling.

Kitchen

12' x 6' 2" (3.66m x 1.88m)
Upvc double glazed window to front, radiator, breakfast bar, space for fridge freezer, wood effect flooring, built in dish washer, cupboard housing wall mounted baxi combi boiler, built in oven, built in hob with bosch extractor hood

over, tiled splash backs, 1 1/2 drainage sink with mixer tap inset in a roll edge work surface with cupboards and drawers under and matching above.

Lounge

17' 9" x 13' max (5.41m x 3.96m max)
Upvc double glazed window to side, upvc double glazed double doors giving access to the rear garden, two upvc double glazed windows to rear, wood effect flooring, radiator and storage cupboard.

First Floor Landing

Radiator, textured ceiling, stairs rising to the second floor and doors giving access too:

Bedroom Two

13' x 10' 6" max (3.96m x 3.20m max)
Upvc double glazed window to rear, radiator and textured ceiling,

Bedroom Three

13' x 10' 2" max (3.96m x 3.10m max)
Two upvc double glazed windows to front with views towards to river gipping, radiator and textured ceiling.

Bathroom

Upvc double glazed window to side, vanity wash hand basin with mixer tap, low level w/c, shaped and panel bath with mixer tap and shower attachment, radiator, extractor fan, part tiled walls and shaver point.

Second Floor Landing

Doors giving access too:

Bedroom One

14' 9" into wardrobe x 13' max (4.50m into wardrobe x 3.96m max)

Upvc double glazed window to front which gives river views, radiator, loft access, walk in wardrobe with radiator which measures 8 ft x 4"2 ft.

En-Suite

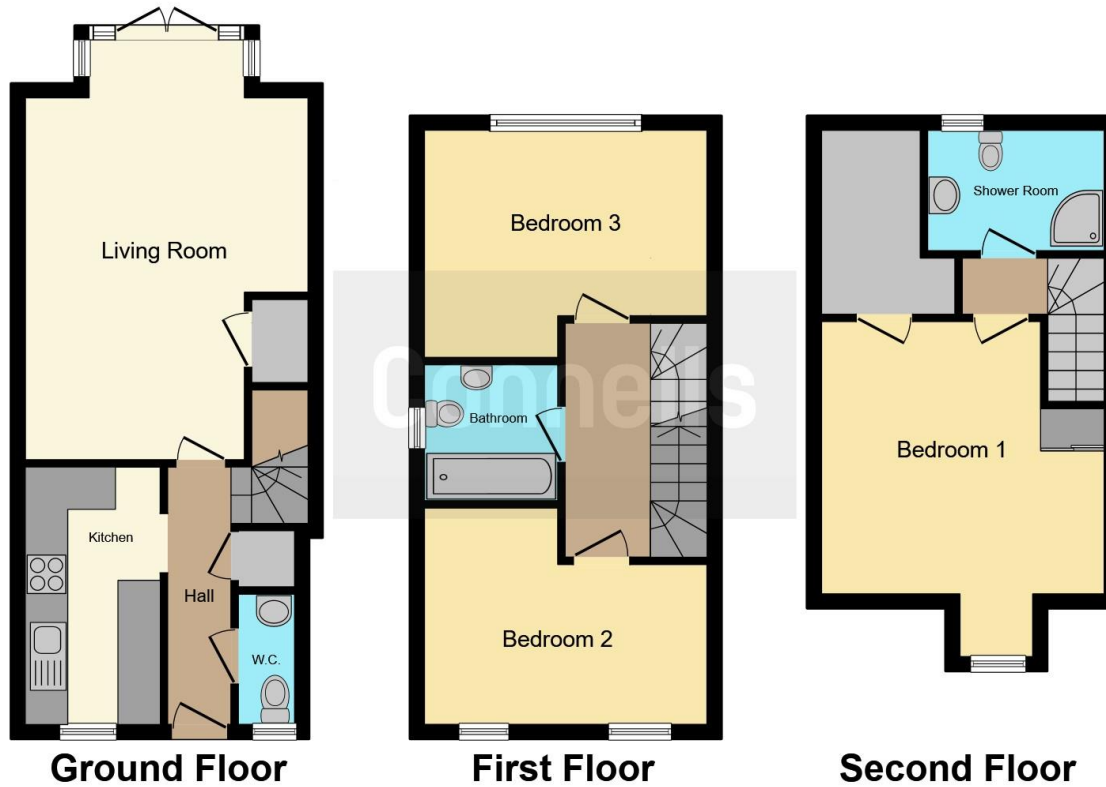
Upvc double glazed velux window to rear, pedestal wash hand basin with mixer tap, tiled splash backs, tiled effect vinyl flooring, low level w/c, shaver point, fully tiled shower cubicle with independent shower over and heated towel rail.

Outside

To the front of the property there is a drive providing off road parking and leads to the garage which has an up and over door.

The rear garden commences with a paved patio area, has raised sleeping flower beds and gated rear access.





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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