



**Connells**

Melville Road  
IPSWICH



## Property Description

Located to the popular east side of Ipswich you will find this well established two bedroom home which has undergone modernisation, the property benefits from two double bedrooms, two reception rooms, kitchen, a utility area, ground floor cloakroom, a first floor four piece bathroom suite, 70 ft of rear garden and has the added bonus of being offered with no onward chain.

The property is located in a pleasant residential street and close to many local amenities including a pharmacy, fast food restaurants, hair and beauty salons, mini market, coffee shops, East of England Co-op, barbers and many more.

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, radiator, stairs rising to the first floor, coved and textured ceiling and door giving access too:

## Dining Area

11' 8" x 11' 4" ( 3.56m x 3.45m )

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

## Lounge

11' 4" x 11' ( 3.45m x 3.35m )

Upvc double glazed window to rear, radiator, feature fire place, tiled hearth and textured ceiling.

## Kitchen

9' 5" x 7' 9" ( 2.87m x 2.36m )

Two upvc double glazed windows to side, tiled splash backs, space for fridge freezer, Victorian style tiled floor, tiled splash backs, space for cooker, wall mounted boiler, single drainage stainless steel sink inset in a roll edge work surface with cupboards and drawers under and matching above, coved and textured ceiling and doors giving access too:

## Rear Lobby

Victorian styled tiled flooring, door giving access to the rear garden, smooth ceiling and door giving access too:

## Ground Floor Cloakroom

Upvc double glazed window to side, Victorian styled tiled flooring, vanity wash hand basin with mixer tap, low level w/c and part tiled walls,

## Utility Area

Upvc double glazed window to rear, roll edge work top, space and plumbing for washing machine, smooth ceiling and Victorian style tiled flooring,

## First Floor Landing

Smooth ceiling , storage cupboard and doors giving access too:

## Bedroom One

14' 5" max x 11' 3" ( 4.39m max x 3.43m )

Two upvc double glazed windows to front, coved and textured ceiling and radiator.

## Bedroom Two

11' 3" x 9' max ( 3.43m x 2.74m max )  
Upvc double glazed window to rear, coved and textured ceiling and radiator.

## Four Piece Bathroom Suite

Upvc double glazed window to rear, heated towel rail, deep double ended bath with shower attachment, shower cubicle with independent shower cubicle, rainfall shower head, part tiled walls, tiled flooring, extractor fan, enclosed w/c and vanity wash hand basin and mixer tap, vanity mirror with auto sensor lighting.

## Outside

The front of the property is accessed via a pathway and the rear garden is approx 70 ft in length, has a paved patio area, the remainder is laid to lawn with mature trees and shrubs, a shed, gated rear access and outdoor lighting.





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: D**

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Tenure: Freehold



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