



Connells

Hawes Street
Ipswich



Property Description

Three Bedroom Town House situated in the popular IP2 postcode, benefitting from being within reach of local amenities and within catchment for Primary and Secondary Schools. The property is within walking distance of the popular water front complex providing an array of Restaurants and Bars. Ipswich Town Centre also provides a number of Shopping and Banking facilities and has a mainline Railway station with links to London Liverpool Street and Cambridge. The property itself is situated over Three floors and comprises of a Ground Floor Cloakroom, First Floor Lounge and Kitchen, Three Bedrooms on the Second Floor with En-Suite to Master and Family Bathroom. Garage and Conservatory and Rear Garden. An internal viewing of the property is highly recommended to appreciate the accommodation on offer.

Entrance Hall

Entrance door into entrance hall with panelled radiator, half Victorian style grey panelled walls, smooth ceiling, pull out shoe storage and access to first floor, cloakroom and garage.

Inner Hall

LVT flooring, grey panel walls, smooth ceiling, door to:

Cloakroom

Pedestal wash hand basin, tile effect vinyl flooring, low level wc and storage shelving.

First Floor

Radiator, stairs rising to the second floor, doors to:

Kitchen

16' 7" x 8' 10" max (5.05m x 2.69m max)
L shaped kitchen units with stainless steel sink

and drainer with mixer tap inset into roll top worksurfaces with cupboards and draws under and matching above, integrated gas over and hob with extractor hood over, space for dishwasher, two double glazed windows to the front, two radiators and smooth ceiling.

Lounge

17' 7" max x 16' 6" max (5.36m max x 5.03m max)
Double glazed window to the rear, three radiators, smooth ceiling and access to the garden via double doors.

Second Floor

Airing Cupboard, radiator, doors to:

Landing

Radiator and doors leading to:

Bedroom One

14' 3" Max x 11' 7" Max (4.34m Max x 3.53m Max)
Two double glazed windows to the front, built in storage cupboard with light, built in wardrobes, radiator and door leading to:

En-Suite

Low level wc, pedestal wash hand basin, double shower unit and radiator.

Bedroom Two

8' 8" x 11' 5" (2.64m x 3.48m)
Double glazed window to the rear, radiator and smooth ceiling.

Bedroom Three

7' 9" x 7' 5" (2.36m x 2.26m)
Double glazed window to the rear, radiator, smooth ceiling and loft access.

Bathroom

Panelled bath, low level wc, hand wash basin, radiator and wood effect vinyl flooring.

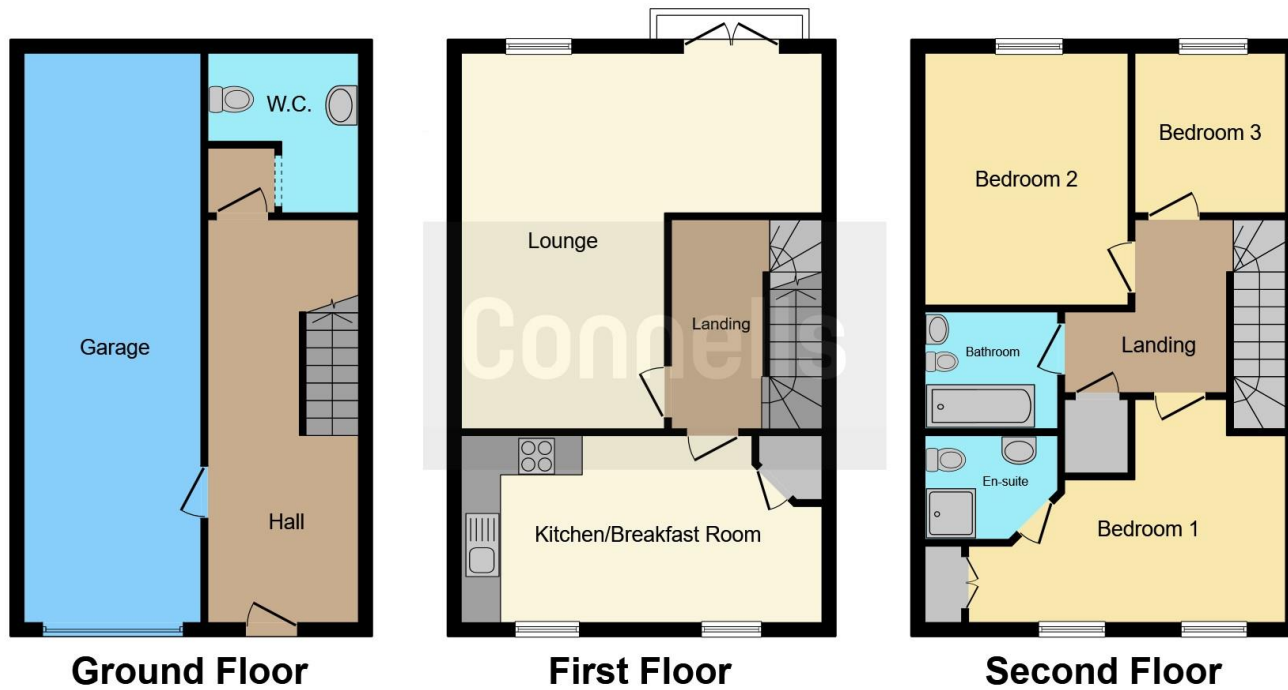
Outside

The front of the property there is a drive providing off road parking leading to the garage and has side access via stairs to rear garden and shed. The rear garden has a patio with the remainder being laid to lawn. Decking with shed, outside tap and hose and border surround with mature trees and shrubs.

Garage

9' 9" x 19' 5" (2.97m x 5.92m)
up and over door, power and light and access to workshop/utility 9'9 x 8'1.





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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Property Ref: ICH311542 - 0008