



Connells

Sirdar Road
Ipswich



Property Description

A well presented mid- terraced property situated to the west of Ipswich town centre, providing easy access to local amenities and transport links. The property comprises of two bedrooms, two reception rooms, a re-fitted kitchen and bathroom, ground floor cloakroom, utility area and private garden

The home benefits from convenient access to local amenities, including schools such as Handford Hall Primary School and Westbourne Academy, as well as public transport links like bus services and Ipswich mainline station that gives direct access into London Liverpool Street, Cambridge, Norwich and many more destinations. which is approximately 1.3 km away.

Ipswich 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 Area

11' 6" x 11' (3.51m x 3.35m)

Accessed via upvc double glazed entrance door, upvc double glazed window to front, smooth ceiling, radiator, feature fireplace and access to:

Dining Area

11' 6" x 10' 10" (3.51m x 3.30m)

Upvc double glazed window to rear, space for fridge freezer, radiator and access to:

Kitchen

10' max x 7' (3.05m max x 2.13m)

Upvc double glazed window to side, upvc double glazed door giving access to the rear garden, wall mounted boiler, tiled flooring, built-in oven, built-in hob with Victorian style splashback's, and filter hood over, circle bowl and circle drainer sink inset in rolledge work surfaces with cupboards and drawers under

and matching above, tile flooring, smooth ceiling within spotlighting, radiator and door giving access to:

Utility Area

Upvc double glazed window to rear, space for plumbing for washing machine, space for freezer, radiator, roll edge work top, smooth ceiling, tiled flooring and door giving access to:

Separate W/C

Low level w/c, wash hand basin with tiled splashbacks, window to rear, tiled flooring and smooth ceiling.

First Floor Landing

Window to side, textured ceiling giving loft access and doors giving access to:

Bedroom One

11' x 10' max (3.35m x 3.05m max)

Upvc double glazed window to front, feature fireplace with cast-iron insert, wood effect flooring, two fitted wardrobes, radiator and smooth ceiling.

Bedroom Two

10' 8" x 10' (3.25m x 3.05m)

Upvc double glazed window to rear, feature fireplace with cast iron inset, wood effect flooring, radiator and storage cupboard.

Bathroom

Upvc double glazed window to rear, pedestal wash hand basin with mixer tap, shower bath and screen with mixer tap and shower attachment, low level w/c, radiator, part tiled walls,

wood effect herringbone style vinyl flooring and smooth ceiling.

Outside

There is a 40 foot rear garden with paved patio area, outside tap and access via double gates to rear, providing an off-road parking area





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: D

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Tenure: Freehold



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