







### Property Description

An internal viewing is a must for this modernised Victorian home located to the edge of the town centre. The property gives great access to the town itself along with the railway station and A12 and A14.

The property comprises of three bedrooms, two receptions re-fitted Howdens kitchen, luxury bathroom suite, front and rear gardens and has no onward chain.

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.

### Lounge

11' 7" max x 11' ( 3.53m max x 3.35m )

Accessed via multi point lock double glazed composite door, upvc double glazed window to front, radiator, Art deco style fireplace, feature wall panelling, smooth ceiling with inset spotlighting, usb point and access to:

### Inner Hall

Feature wall panelling, smooth ceiling and access to:

### Dining Room

11' 7" max x 11' ( 3.53m max x 3.35m )

Upvc double glazed window to rear, radiator, smooth ceiling with inset spotlighting, feature wall panelling, stairs rising to the first floor and access to:

### Howdens Re-Fitted Kitchen

9' x 6' 9" ( 2.74m x 2.06m )

Upvc double glazed window to side, upvc double glazed door giving access to the rear garden, cupboard housing wall mounted

Worcester Combi boiler, composite sink with mixer tap inset in a roll edge work top with cupboards and drawers under and matching above, usb points, space and plumbing for washing machine, feature wall, radiator, built-in oven, built-in induction hob with stainless steel splashback and stainless steel extractor hood over, tiled splashback's, Karndean wood effect flooring, smooth ceiling with inset spotlighting and space for fridge freezer.

### Bathroom

Porcelain grey wall tiles, two upvc double glazed windows to rear and side, low-level w/c, Victorian style tiled flooring, pedestal wash hand basin with mixer tap, shaped and panel bath with shower, mixer tap and shower attachment and shower screen, heated towel rail, smooth ceiling with extractor fan.

### First Floor Landing

Loft access and doors giving access to:

### Bedroom One

11' 8" max x 11' ( 3.56m max x 3.35m )

Upvc double glazed window to front, radiator, feature panel wall, radiator, smooth ceiling and door giving access to:

### Ensuite W/C

Low-level w/c with built in vanity sink and Victorian style tiled flooring.

### Bedroom Two

11' x 8' 8" ( 3.35m x 2.64m )

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

### Bedroom Three

9' 1" x 6' 10" ( 2.77m x 2.08m )

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

### Outside

To the front of the property there are steps up to the entrance door with the remainder laid to decorative stone.

The rear garden has a patio area with the remainder laid to lawn.





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)

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**EPC Rating: E**

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Tenure: Freehold



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