



Connells

Wallace Road
Ipswich



Property Description

Located to the West of the town centre you find this semi-detached Victorian style family home, benefiting from three bedrooms, two reception rooms, kitchen, front and rear gardens, gas central heating and a generous sized rear garden.

The property is within walking distance to Westbourne park which has a child play area, a sports centre, primary and secondary schools, a doctors surgery, local convenience store, chemist, butchers and the Suffolk punch public house. Morrisons superstore is also a close drive away.

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.

Dining Room

12' Max x 10' 1" Max (3.66m Max x 3.07m Max)

Accessed via double glazed entrance door, upvc double glazed window to front, Coved and textured ceiling, radiator and an arch giving access to:

Lounge

12' max x 10' 8" max (3.66m max x 3.25m max)

Upvc double glazed window to rear, stairs rising to the first floor and door giving access to:

Kitchen

11' 4" x 7' 6" (3.45m x 2.29m)

Upvc double glazed window to side, wall mounted boiler, single drainage stainless steel

sink with mixer tap inset a roll edge worktop with cupboards and drawers under and matching above, space and plumbing for washing machine, space for tumble dryer, space for cooker, tile splashback's, space for dishwasher, coved and textured ceiling and access to:

Rear Lobby

Upvc double glazed door giving access to the rear garden, radiator, space for fridge freezer, tile effect flooring and door giving access to:

Bathroom

Upvc double glazed window to side, shaped and panel bath with independent shower over, radiator, tiled flooring, low-level w/c, vanity wash hand basin and textured ceiling.

First Floor Landing

Window to side and door giving access to:

Bedroom One

12' x 10' (3.66m x 3.05m)

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

Bedroom Two

9' 1" x 9' 1" max (2.77m x 2.77m max)

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

Bedroom Three

8' 7" x 7' 6" (2.62m x 2.29m)
Upvc double glazed window to rear, textured ceiling and radiator.

Outside

The rear garden is laid to lawn and commences with a paved patio 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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