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Pauline Street
Ipswich



Property Description

This mid-terraced home located to the edge of the town centre and benefitting from three generous bedrooms, two reception rooms, a ground floor bathroom, a paved courtyard rear garden, on street parking and is being sold with 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' 9" x 10' 5" (3.58m x 3.17m)

Electric fireplace, radiator, double glazed window to front, double glazed upvc front door and ceiling fan .

Dining Room

11' 9" x 10' 10" (3.58m x 3.30m)

A double glazed window, radiator, shelving and alcove.

Kitchen

6' 1" x 8' 1" (1.85m x 2.46m)

Gas hob, extractor fan, tiled splashback, electric oven, matching wall and base units in grey gloss, built-in fridge freezer, mat black sink and drainer with mixer tap, single glazed door leading to storage area.

Storage Area

4' 8" x 4' 3" (1.42m x 1.30m)

Tiled flooring, window to lounge and single glazed window to garden.

Ground Floor Bathroom

Tiled walls, bath and shower with shower over and folding shower screen, heated towel rail, sink with mixer tap, w/c, extractor fan and double glaze window to side.

Stairs,

Stairs, leading from the dining room to the first floor.

First Floor Landing

Wall light and loft hatch.

Bedroom One

11' 10" x 10' 6" (3.61m x 3.20m)

Double glaze window to front and radiator.

Bedroom Two

11' 10" x 8' 4" (3.61m x 2.54m)

Double glazed window to rear, radiator, storage cupboard and cupboard housing water tank.

Bedroom Three

8' max x 6' 2" max (2.44m max x 1.88m max)

Double glazed window to side and radiator.

Rear Garden

A paved courtyard with a rear gate and an outside tap and light.





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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