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# Pauline Street Ipswich IP2 8DN







# **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.

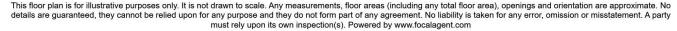
#### Rear Garden

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









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**EPC Rating: D** 

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Tenure: Freehold





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