

Connells

Renfrew Road Ipswich

# Renfrew Road Ipswich IP4 3HE







## **Property Description**

Located to the popular North-East of Ipswich you will find this three bedroom semi-detached home requiring some modernisation. The property is being sold with no onward chain, is close to many local amenities and is in the catchments area for many sought after primary and secondary schools making it a very desirable location. The property comprises of two receptions rooms offering versatile living, three generously sized bedrooms, a first floor shower room, off road parking to the front of the property and a large rear garden perfect for outside entertaining.

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.

#### **Entrance**

Accessed via double glazed entrance door, upvc double glazed windows to front and side, wood effect flooring and door giving access to:

#### **Entrance Hall**

Stairs rising to the first floor, wood effect flooring, radiator and doors giving access to:

### **Living Room**

14' 1" x 12' 2" ( 4.29m x 3.71m )

Double glazed patio door giving access to the rear garden, radiator and coved and textured ceiling.

# **Dining Room**

10' 2" x 9' (3.10m x 2.74m)
Upvc double glazed window to front, textured ceiling, radiator and door giving access to:

#### Kitchen

9'9" x 9' (2.97m x 2.74m)

Upvc double glazed window to rear, space and plumbing for washing machine, space for cooker, space for fridge, space for freezer, tile effect vinyl flooring, single drainer stainless steel sink with mixer tap inset in a roll edge worksurface with cupboards and drawers under and matching above, radiator and tiled splashback's.

#### First Floor

Upvc double glazed window to front, storage cupboard and textured ceiling giving loft access.

#### **Bedroom One**

14' 2" max x 11' 1" ( 4.32m max x 3.38m )

Upvc double glazed window to rear, radiator and built-in double wardrobe.

#### **Bedroom Two**

11' 2" x 11' 2" Plus door recess ( 3.40m x 3.40m Plus door recess ) Upvc double glazed window to rear, radiator, wood effect flooring and built in double wardrobes.

#### **Bedroom Three**

8' 9" max x 7' 9" ( 2.67m max x 2.36m

Upvc double glazed window to front, radiator, cupboard housing wall

mounted boiler.

## **Shower Room**

Upvc double glazed window to front, fully tiled double shower cubicle with independent shower over, pedestal wash hand basin, low-level w/c, wood effect vinyl, flooring, radiator and coved and textured ceiling.

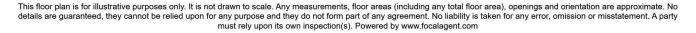
## Outside

To the front of the property there is a drive providing off road parking with shared access to the rear garden. The rear garden is approximately 80 ft in length, has a paved patio area with mature trees and two brick sheds to remain.









To view this property please contact Connells on

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EPC Rating: D

view this property online connells.co.uk/Property/ICH311831





Tenure: Freehold





<sup>1.</sup> MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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