



**Connells**

Renfrew Road  
Ipswich



## 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 reception 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.





**Ground Floor**



**First Floor**



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: D**

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Tenure: Freehold



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