



Connells

Nottidge Road
Ipswich



Property Description

Located to the edge of the town centre you will find this well presented Mid-Terrace Three Bedroom Home offered with a wide range of accommodation, the property benefits from having a lounge, dining area, kitchen, a cellar, three first floor bedrooms, ground floor bathroom, 80 ft of rear garden and an internal viewing is highly recommended to appreciate the size and style of accommodation on offer.

The property is close by to Alexandra Park which sits at the heart of Ipswich and is within easy walking distance of the town's rejuvenated waterfront Marina which boasts many restaurants, bars and cafes. The park is also host to the wonderful local music and culture day "May Day" which takes place every year during May bank holiday.

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.

Entrance Porch

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

Dining Area

11' 6" x 10' 2" (3.51m x 3.10m)

Upvc double glazed window to front, smooth ceiling, wood effect flooring, radiator and access to:

Lounge

11' 5" x 10' 2" (3.48m x 3.10m)

Upvc double glazed window to rear, wood effect flooring, radiator and door giving access to:

Kitchen

10' 4" x 6' (3.15m x 1.83m)

Upvc double glazed window to side, built in oven, built in hob, space for fridge freezer, space and plumbing for washing machine, 1 1/2 bowl sink with mixer tap inset in a roll edge work surface with cupboards and drawers under and matching above, wood effect flooring, tiled splash backs, stairs rising to the first floor and doors giving access to:

Rear Lobby

Upvc double glazed doors giving access to the rear garden, wood effect flooring and doors giving access to:

Bathroom

Upvc double glazed window to rear, low level w/c, floating circle bowl sink with mixer tap, shower/bath with mixer tap and shower attachment and rainfall shower head over, smooth ceiling with inset spotlighting, heated towel rail and tiled walls.

Cellar

11' 1" x 10' Max (3.38m x 3.05m Max)

Upvc double glazed window to rear, roll edge worktop with cupboard under, space for tumble dryer, four wall light points and storage cupboards.

Bedroom One

11' 5" x 10' 2" (3.48m x 3.10m)

Upvc double glazed window to rear, smooth ceiling with inset spotlighting and loft access, radiator and door giving access to bedroom three.

Bedroom Two

9' 9" max x 6' 1" (2.97m max x 1.85m)
Upvc double glazed window to rear, radiator, wood effect flooring, vaulted ceiling, spotlighting and cupboard housing wall mounted boiler.

Bedroom Three

10' 5" x 10' 1" (3.17m x 3.07m)
Upvc double glazed window to rear, smooth ceiling and radiator,

Outside

To the front of the property is blocked paved with shared access to the rear garden. The rear garden is approx 80 ft in length, has a decked patio area, a paved patio area with the remainder laid to lawn and enclosed with panel fencing.

There is also right of access for Number 18 to access to shared alleyway.





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

To view this property please contact Connells on

T 01473 233 966
E ipswich@connells.co.uk

6 Princes Street
 IPSWICH IP1 1QT

EPC Rating: Awaited

view this property online connells.co.uk/Property/ICH312112



Tenure: Freehold



1. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: ICH312112 - 0002