



**Connells**

Spenser Road  
Ipswich





### Property Description

Located to the north-west of Ipswich you will find this four bedroom terraced home offered with the added bonus of no onward chain. The accommodation comprises of four bedrooms, lounge/diner, kitchen/breakfast room, ground floor bathroom and front and rear gardens.

The property is well Located close to local schools, parks, and amenities, with easy access to Ipswich town centre and major transport links, making it an excellent choice for families or professionals.

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 Porch

Accessed via upvc double glazed entrance door double glazed door giving access to:

### Entrance Hall

Stairs rising to the first floor with storage space under, radiator and doors giving access to:

### Lounge/Diner

14' x 12' 10" Max ( 4.27m x 3.91m Max )  
Upvc double glazed window to front, feature fireplace, radiator and giving access to:

### Kitchen/Breakfast

13' x 8' 2" ( 3.96m x 2.49m )  
Upvc double glazed window to rear, upvc double glazed door giving access to the rear garden, space for cooker, space for fridge

freezer, space and plumbing for washing machine, single drainer stainless steel sink with mixer tap inset into worksurfaces with cupboards under and above and cupboard housing glowworm combi boiler.

### Bathroom

Upvc double glazed window to rear, pedestal wash hand basin, low-level w/c, bath with mixer tap and shower over with rainfall shower head and shower screen, wood effect vinyl flooring, radiator and part tiled walls.

### First Floor Landing

Loft access and doors giving access to:

### Bedroom One

14' Max x 11' 7" Max ( 4.27m Max x 3.53m Max )

Upvc double glazed window to front, tiled feature fireplace and radiator.

### Bedroom Two

13' x 8' 3" ( 3.96m x 2.51m )

Upvc double glazed window to rear and radiator.

### Bedroom Three

10' 2" x 6' 8" ( 3.10m x 2.03m )

Upvc double glazed window to front, radiator and storage cupboard.

### Bedroom Four

8' 5" x 8' 3" ( 2.57m x 2.51m )

Upvc double glazed window to rear and radiator.

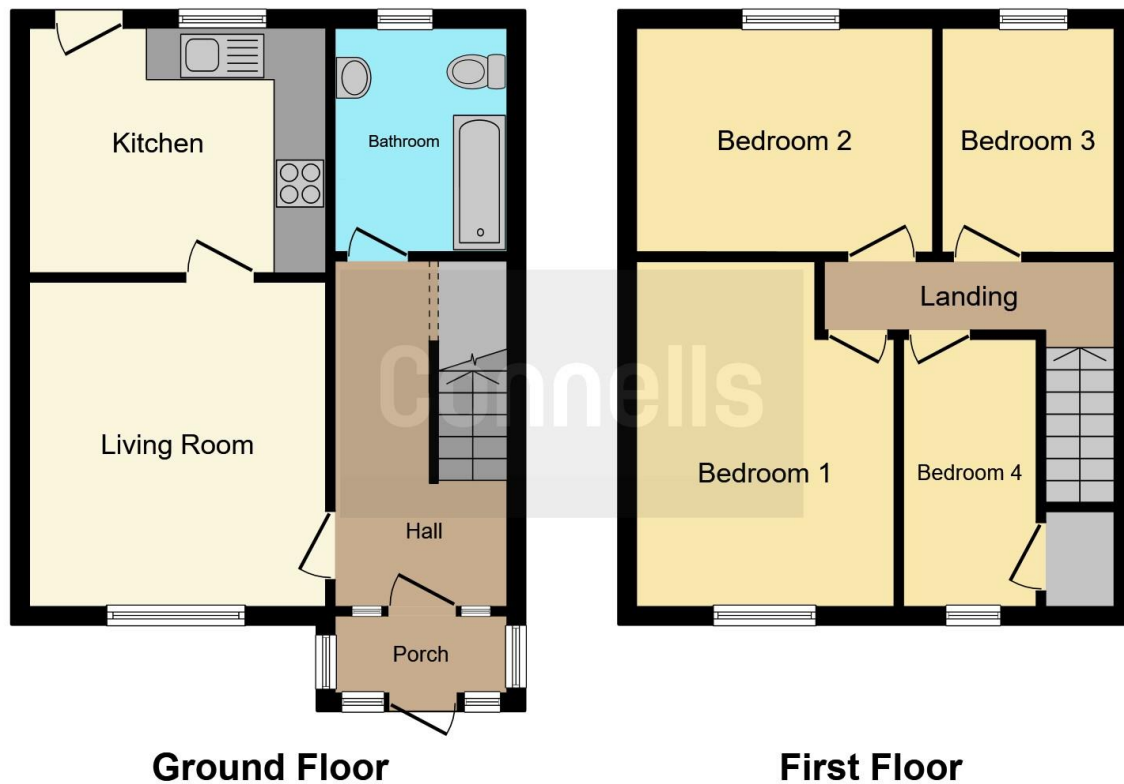
### Outside

To the front of the property is laid to lawn with mature shrubs. There is also a shared pathway to the entrance

porch and access to the rear garden.

The extensive rear garden commences with a patio area with the remainder being laid to lawn. There is also a brick shed.





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    Council Tax  
 Band: B

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Tenure: Freehold



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