



Connells

Downing Close
Ipswich



Property Description

Guide Price : £230,000 - £240,000

Connells are pleased to offer with no onward chain this mid-terraced property located to the South West of Ipswich which offers good access to the mainline train station as well as the A 12 and A 14. The home comprises of a living room, a spacious kitchen/ diner, ground floor cloakroom and first floor bathroom, three double bedrooms and front and rear gardens.

Close by 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 and access to:

Entrance Hall

Stairs rising to the first floor with storage space under, two storage cupboards, textured ceiling, radiator, wood effect flooring and doors giving access to:

Cloakroom

Internal window to front, low-level w/c, wash hand basin with mixer tap and tiled splashback and tile effect vinyl flooring.

Living Room

15' x 11' 4" (4.57m x 3.45m)

Upvc double glazed window to front, radiator, wood effect flooring and textured ceiling.

Kitchen/ Diner

17' 6" x 14' (5.33m x 4.27m)

Two upvc double glazed windows to rear, upvc double glazed patio door giving access to the rear garden, built-in dishwasher, space and plumbing for washing machine, built-in induction hob with splashback and filter hood over, built-in oven, space for fridge, space for freezer, space for tumble dryer, radiator, wood effect flooring, textured ceiling with spot lighting and pantry/storage cupboard.

First Floor Landing

Storage cupboard housing wall mounted baxi boiler, further storage cupboard, textured ceiling in loft access and doors giving access to:

Bedroom One

15' x 8' 8" (4.57m x 2.64m)

Upvc double glazed window to front, radiator, built-in double wardrobe and textured ceiling.

Bedroom Two

11' 5" x 8' 8" Plu

s Door Recess (3.48m x 2.64m Plus Door Recess)

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

Bedroom Three

11' 8" x 8' 5" (3.56m x 2.57m)

Upvc double glazed window to front, radiator and textured ceiling.

Bathroom

Upvc double glazed window to front, bath with mixer tap and shower attachment and shower screen, low-level w/c, pedestal wash hand basin with mixer tap, heated towel rail and textured ceiling with an extractor fan.

Outside

To the front of the property, there is a tiered garden, stepping down to the entrance, with a patio area and landscaping with mature shrubs and communal parking area. There is also a brick storage shed.

The Rear garden is laid to lawn and has a paved patio area.





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

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EPC Rating: C Council Tax
 Band: B

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Tenure: Freehold



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