



Not for marketing purposes INTERNAL USE ONLY

Pauline Street
Ipswich



Property Description

Conveniently located for access to the train station and the rejuvenated waterfront marina, Connells are pleased to offer this end of terraced house offered with the added bonus of no onward chain. The accommodation comprises of two double bedrooms, two reception areas, kitchen, ground floor bathroom, courtyard rear garden and has the opportunity for improvement with some modernisation. A new central heating system was also fitted 06/12/2021.

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.

Lounge

12' 1" x 10' 8" (3.68m x 3.25m)

Accessed via upvc double glazed entrance door, upvc double glazed window to front, wood effect flooring, radiator, coved and textured ceiling and access to:

Dining Area

11' 2" x 10' Max (3.40m x 3.05m Max)

Upvc double glazed window to rear, wood effect flooring, stairs rising to the first floor, storage cupboard, coved and textured ceiling, feature fireplace, radiator and access to:

Kitchen

8' 7" x 6' 6" (2.62m x 1.98m)

Double glazed window to side space for fridge freezer space for cooker with stainless steel splashback and stainless steel extractor hood over towel flooring. Space and plumbing for

washing machine. Parts are balls 1 1/2 bowl sink with mixer tap. Insert in a worksurface with cupboards and drawers under an above extractor fan, smooth ceiling and door, give me access to

Re-Lobby

Upvc double glazed door giving access to the garden, wood effect tiled flooring, radiator and door giving access to:

Bathroom

Double glazed window to rear, double ended bath with mixer tap and shower over, part tiled walls, wash hand basin with mixer tap, enclosed w/c, tile effect vinyl flooring, chrome heated towel rail and textured ceiling.

First Floor Landing

Doors giving access to:

Bedroom One

11' 10" x 10' 8" (3.61m x 3.25m)

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

Bedroom Two

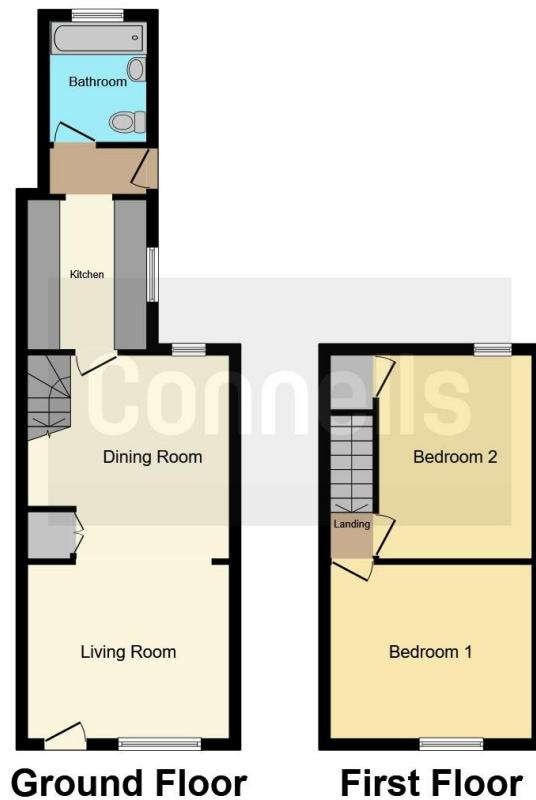
11' 4" x 9' 5" (3.45m x 2.87m)

Upvc double glazed window to rear, radiator, storage cupboard housing wall mounted boiler.

Outside

To the rear of the property there is a courtyard garden with artificial lawn and shrubs with shed and outside tap.





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: Council Tax
 Awaited Band: A

Tenure: Freehold



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