



Connells

Pitcairn Road
Ipswich



Property Description

OPEN HOUSE SATURDAY 4TH OF OCTOBER 11AM-12PM.

Connells are pleased to offer this exciting opportunity to purchase this double fronted semi-detached home located to the west side of Ipswich. The current vendors have improved the property throughout to a high standard and the accommodation comprises of three bedrooms, three reception rooms, refitted kitchen, air-conditioning unit to lounge, ground floor w/c and first floor bathroom, utility cupboard, front and rear gardens, workshop and off-road parking.

The property is within walking distance to Westbourne park which has a child play area, a sports centre, primary and secondary schools, a doctors surgery, local convenience store, chemist, butchers and the Suffolk punch public house. Morrisons superstore is also a close drive away.

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, brick and double glazed construction, Victorian style tile effect vinyl flooring and doors giving access to:

Entrance Hall

Stairs rising to the first floor and doors giving access to:

Sitting Room

11' x 11' max (3.35m x 3.35m max)
Upvc double glazed window to front, wood effect flooring, radiator, under stairs storage cupboard with lighting and doors giving access to:

Kitchen

13' 8" x 9' 5" (4.17m x 2.87m)
Upvc double glazed window to rear, space for fridge freezer, tiled splashbacks, space and plumbing for dishwasher, space for range style oven with stainless steel extractor hood over, smooth ceiling, 1 1/2 bowl sink with mixer tap inset into roll edge worksurfaces with cupboards and drawers under and matching above and doors giving access to:

Utility Cupboard

Space and plumbing for washing machine and wall mounted boiler.

Dining Room

11' 5" x 9' 4" (3.48m x 2.84m)
Upvc double glazed patio door giving access to the rear garden, vertical wall radiator, textured ceiling, wood effect flooring and door giving access to:

Cloakroom

Upvc double glazed window to side, low-level w/c and Victorian style tile effect vinyl flooring.

Lounge

11' x 11' max (3.35m x 3.35m max)
Upvc double glazed window to front, radiator, coved and textured ceiling, wood effect flooring and air-

conditioning unit.

First Floor Landing

Loft access providing eaves storage with boarding and lighting and doors giving access to:

Bedroom One

11' x 11' max (3.35m x 3.35m max)

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

Bedroom Two

11' x 11' max (3.35m x 3.35m max)

Upvc double window to front, smooth ceiling and radiator.

Bedroom Three

9' 3" x 7' 3" (2.82m x 2.21m)

Sash window to rear, window to side, radiator and loft.

Bathroom

Window to rear, shaped and panel bath with mixer tap and independent shower over with rainfall showerhead and bi-fold shower screen, pedestal wash hand basin with mixer tap, low-level w/c, splashback boarder, radiator and Victorian style tiled effect vinyl flooring.

Outside

To the front of the property, there is a low wall with pathway leading to the entrance porch with mature trees.

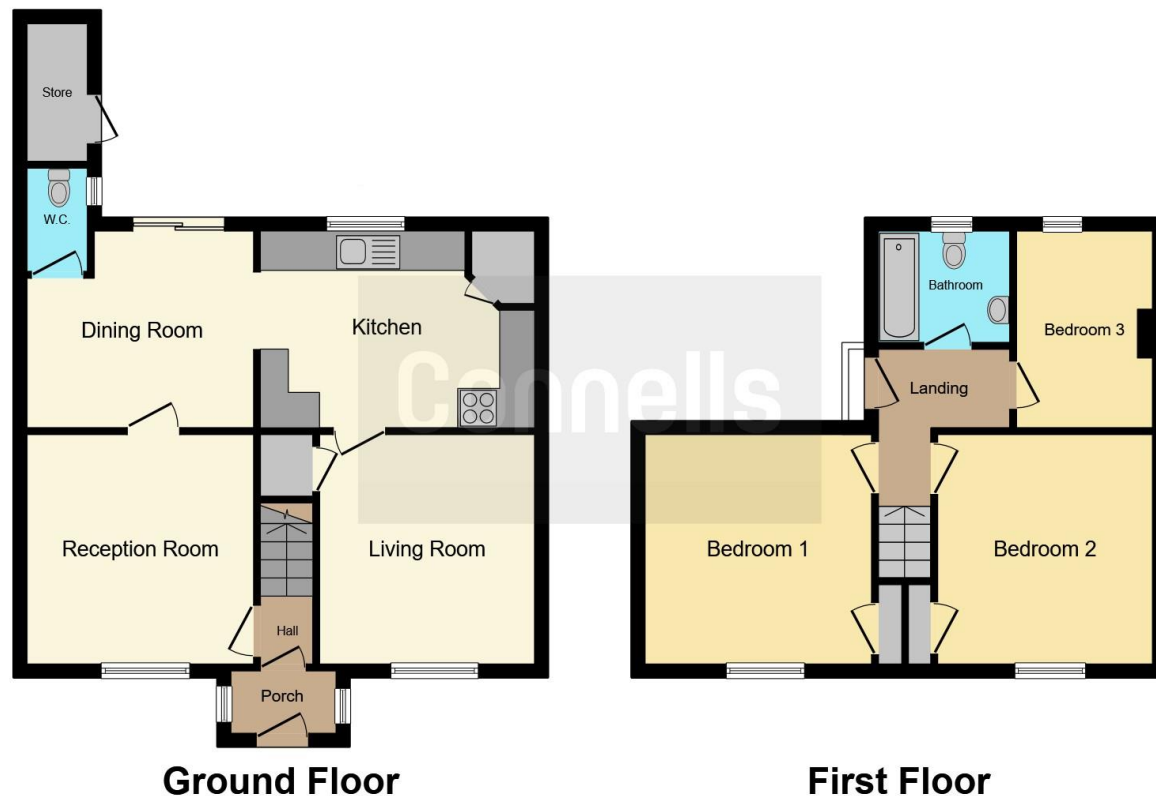
The rear garden has a paved patio area with pergola, there is a greenhouse giving access to an air raid old shelter. The rear garden also has fruit trees, a storage shed and access to the workshop and off-road parking area which is accessed via Bramford Road.

Workshop

22' 3" x 7' 9" (6.78m x 2.36m)

Timber construction with power and light and workbench.





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: D Council Tax
 Band: B

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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.

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Property Ref: ICH312319 - 0005