



Connells

St. Johns Road
Ipswich

St. Johns Road
Ipswich IP4 5DQ

for sale offers in excess of
£220,000



Property Description

Situated to the popular east side of Ipswich, you will find this modern home where an internal viewing is highly recommended to appreciate the size of accommodation on offer. The property comprises of two double bedrooms, lounge/diner, separate kitchen, ground floor cloakroom and first floor bathroom, front and rear gardens and has an allocated parking space.

The property is also conveniently located for access to many amenities and services, including a Pharmacy and Morrisons Daily store, it is near by to many schools including Clifford Road Primary School, St. Helens Primary School and St. Marys Catholic Primary School. Public transportation is also conveniently accessible, with Derby Road railway station approximately 0.7 miles away, providing services on the Felixstowe Branch Line.

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 Hall

Accessed via entrance door and door is giving access to:

Cloakroom

Low-level w/c, radiator, wood effect flooring, wash hand basin, tiled splashback's, smooth ceiling with extractor fan.

Lounge/Diner

16' max x 11' 3" (4.88m max x 3.43m)

Upvc double glazed window to rear, upvc double glazed double doors giving access to the rear garden, stairs rising to the first floor, storage cupboard, smooth coved ceiling and radiator.

Kitchen

9' x 8' (2.74m x 2.44m)

Upvc double glazed window to front, wall mounted Valliant boiler, space and plumbing for washing machine, space for fridge, 1 1/2 bowl sink with mixer tap insert in a roll edge work surfaces with cupboards and drawers under and matching above, tiled splashback's, built in hob with filter hood over and wood effect vinyl flooring.

First Floor Landing

Airing cupboard, smooth ceiling giving loft access and doors giving access to:

Bedroom One

11' 1" x 9' 3" (3.38m x 2.82m)

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

Bedroom Two

12' 8" x 8' 1" (3.86m x 2.46m)

Two upvc double glazed windows to rear, smooth ceiling and radiator.

Bathroom

Upvc double glazed window to rear, shaped and panel bath with mixer tap and shower attachment, smooth ceiling with inset spotlights and extractor fan, pedestal wash hand basin with mixer tap and tiled vinyl flooring, radiator and shaver light point.

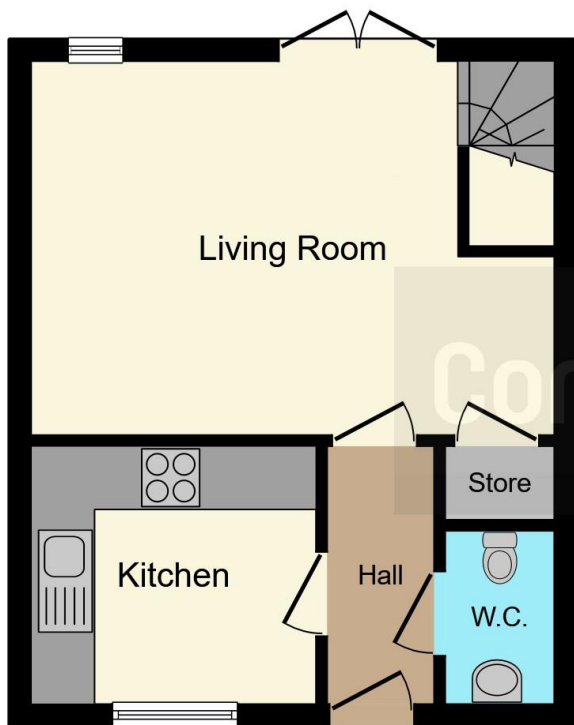
Outside

To the front of property there is pathway providing access to the entrance door and the rear garden. The rear garden has a paved patio area, mature shrubs, shed and gated rear access to the allocated parking space.

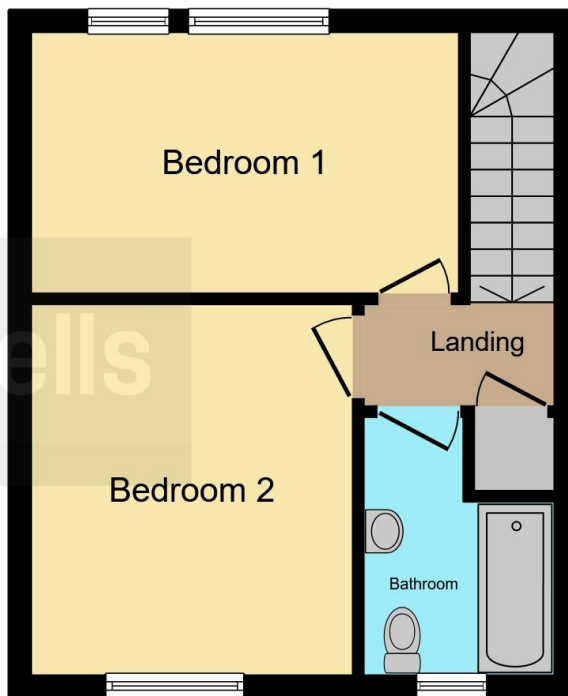
Agent Note

The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.





Ground Floor



First Floor

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: C Council Tax
 Band: B

view this property online connells.co.uk/Property/ICH312109



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: ICH312109 - 0008