



**Connells**

Hampton Road  
Ipswich



### Property Description

A well presented end of terrace bay fronted property situated to the West of the town centre and close to many local amenities. The home comprises of a warm and welcoming living room, a spacious dining room, kitchen, ground floor modern bathroom, three first floor bedrooms and front and rear gardens.

The property is close by to many parkland areas, 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

Single glazed front door giving access into porch with double glazed door into house.

### Entrance Hall

Radiator, wood effect flooring with doors leading to:

### Living Room

12' 9" into bay x 11' 5" into arch ( 3.89m into bay x 3.48m into arch )

Accessed via the entrance hall, double glazed bay window, carpet and radiator.

### Dining Room

11' 4" x 11' 5" into arch ( 3.45m x 3.48m into arch )

Under the stairs cupboard, radiator, wood effect flooring and double glazed window to

rear.

### Kitchen

8' 10" x 8' 4" ( 2.69m x 2.54m )  
Accessed from dining room and comprises of tiled floor and tiled splashbacks, matching wall and base units, ceramic sink and drainer, double glazed window to side, space for washing machine and tumble dryer, electric oven and roll top work surfaces.

### Ground Floor Bathroom

Tiled flooring, storage cupboard housing boiler, double glazed window to side, heated towel rail integrated storage unit and sink with mixer tap, low-level w/c, extractor fan, bath with shower over and mixer tap.

### First Floor Landing

Loft hatch and doors leading to:

### Bedroom One

13' 7" x 10' ( 4.14m x 3.05m )  
Painted floorboards, double glazed window to front and radiator.

### Bedroom Two

11' 5" x 8' 8" ( 3.48m x 2.64m )  
Double glazed window to rear, painted floorboards and radiator.

### Bedroom Three

8' 11" x 8' 4" ( 2.72m x 2.54m )  
Radiator, double glazed window to rear and vaulted ceiling.

### Garden

Brick built shed with electrics, rear access, patio and path to rear, outside tap, vegetable patch and the



remainder laid to lawn.





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: A

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