



**Connells**

Norfolk Road  
Ipswich



Norfolk Road  
Ipswich IP4 2HB

for sale offers in excess of  
**£160,000**



## Property Description

A well presented mid-terraced property on the popular North East side of Ipswich close by the popular Christchurch Park. The property comprises of a open plan lounge/diner area, kitchen, utility area, two first floor bedrooms and modern bathroom, outside the property has a lovely inviting rear garden and has resident parking scheme.

The popular Christchurch Park is a historical area of rolling lawns, wooded areas, and delicately created arboreta.

Nearby Ipswich has a cutting-edge theatre and arts scene, cool waterfront bars, 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 has a rejuvenated waterfront Marina which boasts many restaurants, bars and cafes.

## Lounge/Diner

11' 1" x 21' 6" ( 3.38m x 6.55m )

Accessed via single glazed entrance door, radiator, wood effect flooring, single glazed window to front and rear, gas fireplace with artificial coal.

## Kitchen/ Utility Area

6' 4" x 18' 6" ( 1.93m x 5.64m )

Space for washing machine, free standing oven, stainless steel sink and drainer with hot and cold taps, single glazed window to side and door into garden, tiled splashbacks, matching wall and base units with wood effect counter, extractor fan, space for fridge freezer, radiator and wood effect floor.

The utility Area consists of single glazed window to side and door giving access to the rear garden.

## First Floor

Landing consist of carpet, loft hatch and doors giving access to:

## Bedroom One

11' 1" into recess x 10' 8" ( 3.38m into recess x 3.25m )

Single glazed window to front wooden floor and radiator

## Bedroom Two

10' 5" x 8' into recess ( 3.17m x 2.44m into recess )

Radiator single glaze window to rear, radiator and carpet.

## Bathroom

Radiator/heated towel rail, bath with mixed tap and hand held showerhead, single glazed window, wall mounted boiler, tiled splashbacks, wash hand basin with hot and cold taps voted ceiling high-level WC would affect floor sliding door access

## Outside

Rear garden consists of patio and path winding to bottom of garden vegetable patch, mature shrubs, trees and plants store/cupboard which fits bicycle and lean to Potting shed.







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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Tenure: Freehold



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