



Connells

Southgate Road
Ipswich



Property Description

A well maintained, spacious terraced property located in a highly desirable residential area, marketed with the benefit of no onward chain. The property offers a great first time purchase opportunity and comprises of entrance hall, living room with dining area and kitchen to the ground floor, with the first floor offering two good sized bedrooms and a family bathroom. Externally the property boasts a low maintenance rear garden and off road parking to front, as well as a garage.

The local area provides a variety of amenities including local Primary and Secondary Schools, Doctors and Dentists surgeries, petrol station, post office and shopping amenities. There is a Tesco Superstore and Aldi within 1.5 miles. The Copdock interchange is also with easy access with links to the A 12/A14 trunk roads.

In addition Ipswich town centre is within easy reach and 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.

Entrance Hall

Accessed via double glazed entrance door, textured and coved ceiling, tiled effect vinyl flooring and door giving access to:

Living/Dining Area

15' 7" x 11' 10" max (4.75m x 3.61m max)
Upvc double glazed window to rear, upvc double glazed door giving access to the rear garden, wood effect flooring, smooth coved ceiling with spotlighting, electric panel radiator and stairs rising to the first floor, space for L shaped sofa and 6 seater dining table

Kitchen

8' 7" x 8' 1" (2.62m x 2.46m)
Upvc double glazed window to front, space and plumbing for washing machine, tiled

splash backs, tiled effect vinyl flooring, 1 1/2 bowl sink with mixer tap inset into roll edge work surfaces with cupboards and drawers under, two shelves, built in oven, built in hob with stainless steel extractor hood over, space for tumble dryer, space for fridge freezer (to remain) and smooth coved ceiling with spotlights.

First Floor Accommodation

Bedroom One

12' 3" x 10' Max (3.73m x 3.05m Max)

Upvc double glazed window to rear, wood effect flooring, textured and coved ceiling, built in wardrobes.

Bedroom Two

11' 7" x 9' 7" (3.53m x 2.92m)

Upvc double glazed window to front, textured and coved ceiling giving loft access and wood effect flooring.

Bathroom

Upvc double glazed window to rear, low level w/c, airing cupboard, shaped and panel bath with mixer tap and independent shower over and shower screen, pedestal wash hand basin, wood effect vinyl flooring, part tiled walls and textured ceiling.

Outside

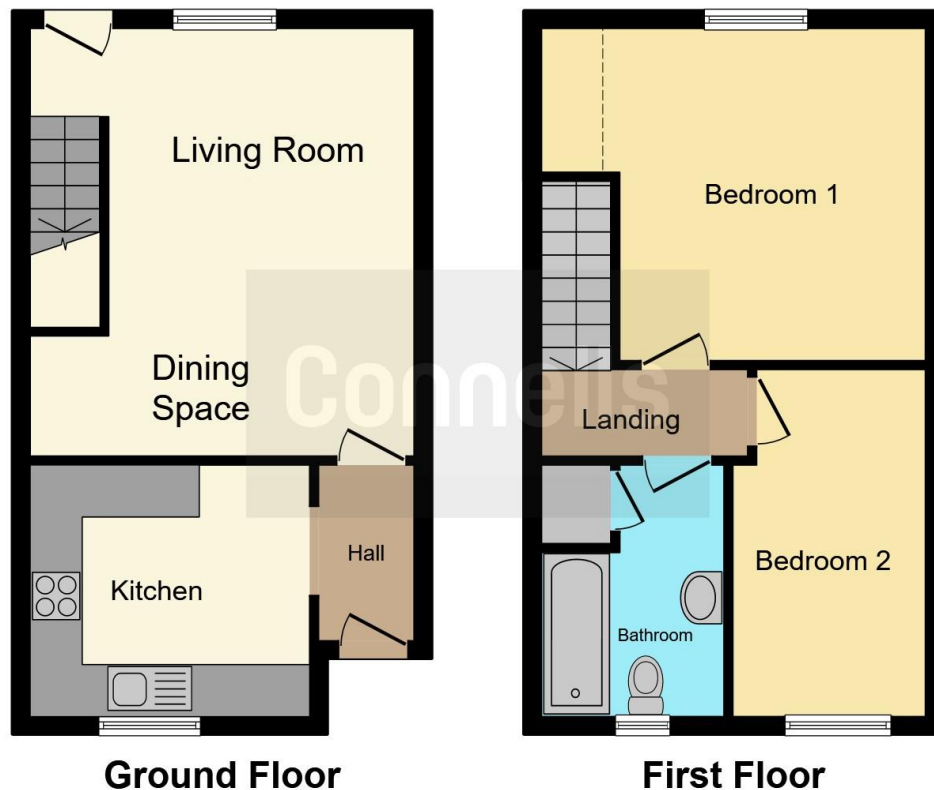
To the front of the property there is a drive providing off road parking.

The rear garden is a low maintenance, being block paved with the remainder laid to gravel

Garage En-Block

Up and over door and power and light.





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: E Council Tax
 Band: B

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Tenure: Freehold



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Property Ref: ICH312355 - 0005