

Connells

Maude Street Ipswich

# Maude Street Ipswich IP3 0AU







# **Property Description**

An exciting opportunity to purchase this three bedroom town house located on the rejuvenated **Ipswich** marina. The accommodation is laid out over three floors, the ground floor comprising of entrance hall, integral garage, ground floor cloak room and a spacious open plan kitchen/breakfast area, the first floor has a spacious sitting room with access to a balcony and a bedroom and the second floor has two further more bedrooms and a bathroom. Externally the home has a landscaped courtyard style garden and off road parking to the front.

Ipswich marina is one of the most recognisable areas of the town, popular for the many bars, cafes and bistros perched along the waters edge, and with views over the marinas.

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.

#### **Entrance Hall**

Accessed via entrance door, under stairs storage cupboard with light, radiator, door to garage, stairs rising to the first floor.

#### Cloakroom

Wash hand basin, close coupled low-level w/c and extractor fan.

## Kitchen/Diner

17' 8" x 14' 5" (5.38m x 4.39m)

Double glazed window and doors to rear with two double base skylights into to the vaulted ceiling, large breakfast bar, space for fridge freezer, plumbing for washing machine and dishwasher, electric oven, gas hob with extractor over and stainless steel sink and draining unit.

## **First Floor Landing**

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

## **Sitting Room**

14' 5" x 12' 4" ( 4.39m x 3.76m )
Double glazed window to front, double glazed patio door leading on balcony and radiator.

## **Bedroom Two**

14' 5" x 9' 2" ( 4.39m x 2.79m )
Two double glazed windows to front and radiator.

### **Shower Room**

A large shower cubicle, wash hand basin, close coupled low-level w/c, chrome towel rail and extractor fan.

# Second Floor Accommodation

Radiator, airing cupboard with boiler and loft access.

#### **Bedroom One**

12' 4" x 12' 4" ( 3.76m x 3.76m ) Two double glazed windows to front and two built in wardrobes.

#### **Bedroom Three**

14' 5" x 9' 3" ( 4.39m x 2.82m ) Two double glazed windows to rear, airing cupboard and radiator.

## **Bathroom**

Panel bath, wash hand basin, close coupled low-level w/c, chrome towel rail and extractor fan

## Outside

There is off-road parking to the front leading to the garage with an up and over door which is currently used as a studio with power and light.

The rear garden has a patio area, outside tap, fencing and shrubs to the boundary.

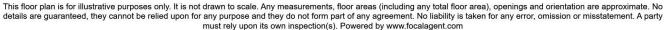
# **Agent Note**

There is an estate charge via EWS for £175 approximately a year.









To view this property please contact Connells on

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6 Princes Street IPSWICH IP1 1QT

EPC Rating: C Council Tax Band: D

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Tenure: Freehold





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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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