



Connells

Surrey Road
Ipswich



Property Description

Connells are pleased to bring to market this two bedroom mid-terrace property close to the edge of the town centre. The property is a perfect investment opportunity and comprises of living room, kitchen, two first floor bedrooms and bathroom and the property has a low maintenance rear garden double glazing and gas central heating.

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.

Lounge

Accessed via entrance door into lounge with double glazed window to front and double glazed window to rear, radiator, stairs rising to the first floor and access to:

Kitchen

11' 7" x 7' (3.53m x 2.13m)
Double glazed window to side and comprises of cooker point, selection of wall and base level units, stainless steel sink and draining unit, space for fridge freezer and washing machine, radiator, wall mounted boiler and upvc door to rear.

First Floor Accommodation

Loft access and doors giving access to:

Bedroom One

11' x 10' 10" (3.35m x 3.30m)
Double glazed window to front and radiator.

Bedroom Two

11' x 8' (3.35m x 2.44m)
Double glazed window to rear and radiator.

Bathroom

Double glazed window to rear and comprises of a three-piece white suite, panel bath, low-level w/c and pedestal wash hand basin.

Rear Garden

The rear garden has a patio area, lawned area and has fencing to boundaries.

Agents Note

The vendor has advised us that the boiler was installed April 2025, and has a valid warranty. Proof of this is available upon request.





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

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6 Princes Street
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EPC Rating: D Council Tax
 Band: A

view this property online connells.co.uk/Property/ICH312566



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.

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