



**Connells**

Blenheim Road  
Ipswich





### Property Description

Situated to the west side of Ipswich Connells are pleased to bring to market this two bedroom bay fronted property which is well presented throughout. The home comprises of lounge/diner, modern kitchen, utility room, ground floor cloakroom, two first floor double bedrooms, first floor shower room and good sized rear garden.

The property is close by to many parkland areas, primary and secondary schools, a doctors surgery, local convenience store and chemist. Morrisons, Aldi and Sainsburys superstores are 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 Hall

Accessed via entrance door with the stairs rising to the first floor, radiator and doors giving access to:

### Lounge/Diner

25' 7" x 10' ( 7.80m x 3.05m )

Double glazed bay window to front and further double glazed window to rear and two radiators.

### Kitchen

9' 8" x 7' 5" ( 2.95m x 2.26m )

Two double glazed windows and comprises of a selection of wall and base double units with a 1 1/2 bowl stainless steel sink inset into work surfaces, electric hob, electric oven and space for dishwasher.

### Utility Room

8' 4" x 8' ( 2.54m x 2.44m )

Double glazed window to side and rear.

### Cloakroom

Wash hand basin and low level w/c.

### First Floor Accommodation

First floor landing with doors giving access to:

### Bedroom One

14' 8" x 11' 7" ( 4.47m x 3.53m )

Two double glazed windows to front and radiator.

### Bedroom Two

11' 5" x 9' 9" ( 3.48m x 2.97m )

Double glazed window to rear and radiator.

### Shower Room

Double glazed window to rear and comprises of a shower cubicle, pedestal wash hand basin, low-level w/c and chrome towel rail.

### Outside

The front of the property has a brick boundary and tiled path leading to the entrance door.

The rear garden has a patio area, fencing to boundaries, has convenient side access and the remainder is laid to lawn with mature shrubs and flower boarders.







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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