



Not for marketing purposes INTERNAL USE ONLY

Maude Street
Ipswich



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 Accommodation

Floor

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.





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

T 01473 233 966
E ipswich@connells.co.uk

6 Princes Street
 IPSWICH IP1 1QT

check out more properties at connells.co.uk

EPC Rating: Awaited
 Council Tax Band: D

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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: ICH312632 - 0001