



Not for marketing purposes INTERNAL USE ONLY

Whitby Road  
Ipswich





### Property Description

Connells are pleased to bring to market this well established three bedroom semi-detached property situated in a sought-after East of Ipswich location. The accommodation comprises of a entrance porch and hall, lounge, dining room, kitchen, three bedrooms and benefits from a large rear garden, garage and off road parking.

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 Porch

Double glazed front door into porch, single glazed door and windows into house

### Entrance Hall

Radiator, under stair storage, carpet and stairs leading to the first floor.

### Lounge

Carpet, radiator, double glazed bay window to front.

### Dining Room

Carpet, radiator, picture rail, arch leading into kitchen and double glazed window and doors leading to garden.

### Kitchen

Double glazed window to rear, matching wall and base units in white gloss, wood effect roll top work surfaces, tiled half walls, gas hob, electric oven, extractor fan, wall mounted boiler, inset stainless steel sink and drainage with mixer tap, space for washing machine and space for fridge.

### Landing

Double glazed window to side and carpet.

### Bedroom One

Radiator, carpet, double glazed bay window and picture rail.

### Bedroom Two

Double glazed window to front, carpet, built-in wardrobes and radiator.

### Bedroom Three

Carpet, radiator and double glazed window to front.

### Bathroom

Grey half tiled walls and fully tiled shower, double glazed window to rear, bath with shower over, shower screen and mixed tap, towel rail, tiled floor, wash hand basin with hot and cold tap, low-level w/c and extractor fan.

### Outside

The front of the property benefits from off-road parking accessed via a blocked paved driveway and there is also a shared drive to provide access to the garage at the rear.

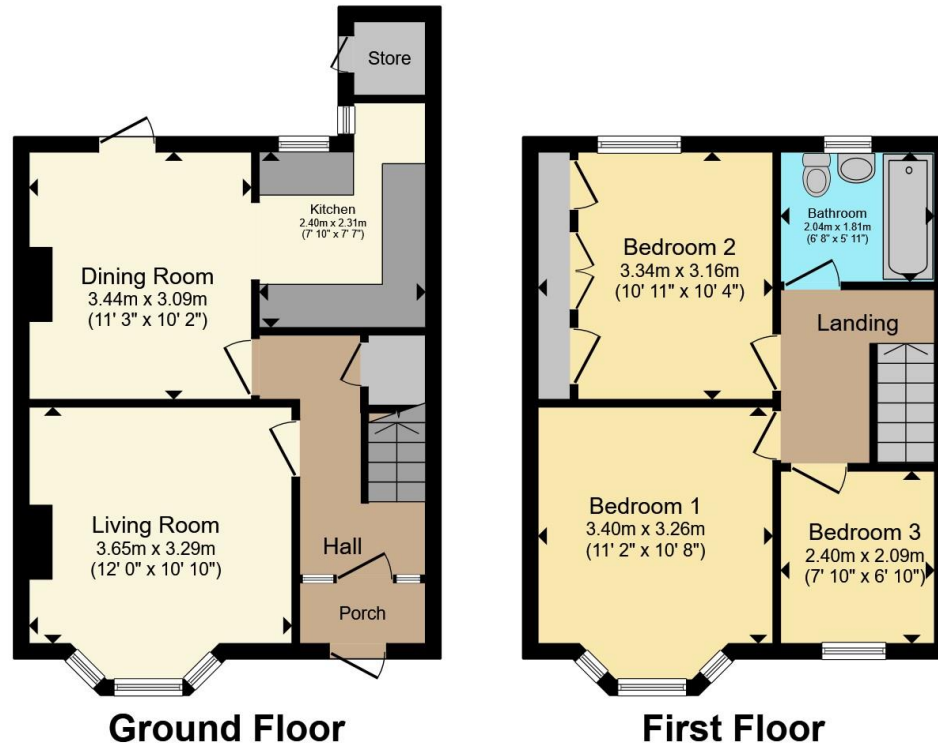
The large rear garden has side access via double gates, shed to remain, concrete path to side and the remainder is laid to lawn.

### Agent Note

Tenants in situ paying £1,200 pcm







Total floor area 78.5 m<sup>2</sup> (845 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

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EPC Rating: C

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Tenure: Freehold



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