



Connells

Halifax Road
Ipswich



Property Description

A well-established three bedroom semi-detached property located to the south west of Ipswich. The property comprises of a lounge, dining room, kitchen, three first floor bedrooms, gas central heating and double glazing throughout, off road parking and a generously sized rear garden

The property is a short walk to Bourne Park, is surrounded by many local amenities, has superb transport links and good road access to the A 12 & A 14.

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

Assessed via entrance door with double glazed window to side, radiator and stairs rising to the first floor.

Lounge

Double glazed bay window to front and radiator.

Dining Room

Double glazed window to rear and radiator.

Kitchen

Double glazed window to rear, a selection of wall and base level units, cooker point, space for fridge, double glazed door to side and window to rear.

First Floor Landing

Double glazed window to side and cupboard housing boiler.

Bedroom One

Two double glazed windows to front and radiator.

Bedroom Two

Double glazed window to rear, radiator and storage cupboard.

Bedroom Three

Double glazed window to front, radiator and storage cupboard.

Bathroom

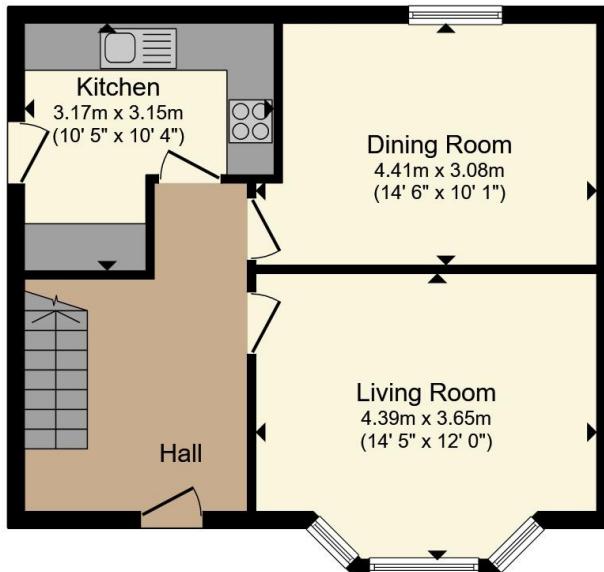
Double glazed window to rear and comprises of a panel bath with electric shower over, vanity wash hand basin, low-level w/c and radiator.

Outside

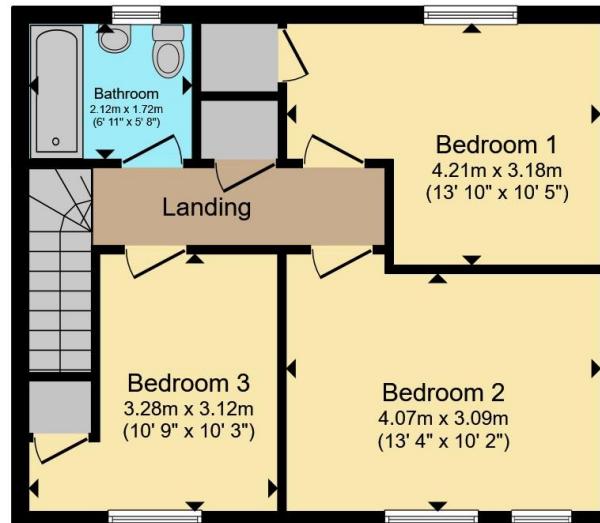
To the front of the property there is artificial grass with a timber boundary with an off-road parking space to side via a shared drop kerb.

The rear garden has a block paved area with a timber shed, brick built outbuildings and the remainder is laid to lawn.





Ground Floor



First Floor

Total floor area 91.6 m² (986 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

Connells

To view this property please contact Connells on

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

6 Princes Street
 IPSWICH IP1 1QT

EPC Rating: D Council Tax
 Band: B

view this property online connells.co.uk/Property/ICH312777



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: ICH312777 - 0005