



**Connells**

Hawes Street  
Ipswich



## Property Description

A Three Bedroom Town House situated in the popular IP2 area of Ipswich and within close proximity of local amenities and popular Schools. The property is comprised over three floors starting with a integral garage, inner hall and ground floor cloakroom, first floor spacious lounge and kitchen, Three second floor bedrooms with a en-suite to the master bedroom and family bathroom and a good size rear garden.

The property is accessed by the A14 and A12 trunk roads at copdock and has good transport links into the Town Centre of Ipswich which has many shopping, eating facilities, the waterfront marina which has a host of restaurants,cafes and bars, University of Suffolk, and many more recreation and leisure facilities. Ipswich also offers a mainline railway station which gives direct access to London Liverpool Street and many more destinations.

## Entrance Hall

Entrance door into entrance hall with panelled radiator, half Victorian style grey panelled walls, smooth ceiling, pull out shoe storage and access to first floor, cloakroom and garage.

## Inner Hall

LVT flooring, grey panel walls, smooth ceiling and doors giving access to:

## Cloakroom

Pedestal wash hand basin, tile effect vinyl flooring, low level w/c and storage shelving.

## First Floor

Radiator, stairs rising to the second floor and doors giving access to:

## Kitchen

L shaped kitchen units with stainless steel sink and drainer with mixer tap inset into roll top work surfaces with cupboards and draws under and matching above, integrated gas over and hob with extractor hood over, space for dishwasher, two double glazed windows to the front, two radiators and smooth ceiling.

## Lounge

Double glazed window to the rear, three radiators, smooth ceiling and access to the garden via double doors.

## Second Floor Landing

Airing Cupboard, radiator, doors to:

## Bedroom One

Two double glazed windows to the front, built in storage cupboard with light, built in wardrobes, radiator and door leading to:

## En-Suite

Low level w/c, pedestal wash hand basin, double shower unit and radiator.

## Bedroom Two

Double glazed window to the rear, radiator and smooth ceiling.

## Bedroom Three

Double glazed window to the rear, radiator, smooth ceiling and loft access.

## Bathroom

Panelled bath, low level w/c, hand wash basin, radiator and wood effect vinyl flooring.

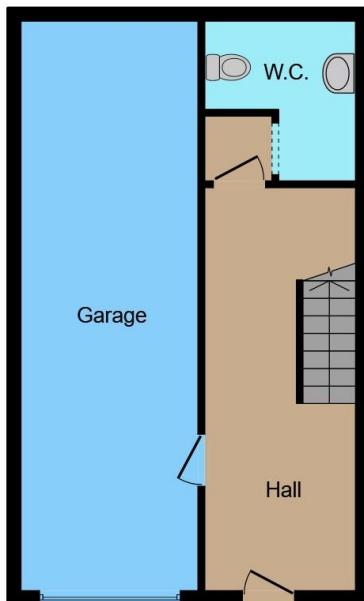
## Outside

The front of the property there is a drive providing off road parking leading to the garage and has side access via stairs to rear garden and shed. The rear garden has a patio with the remainder being laid to lawn. Decking with shed, outside tap and hose and border surround with mature trees and shrubs.

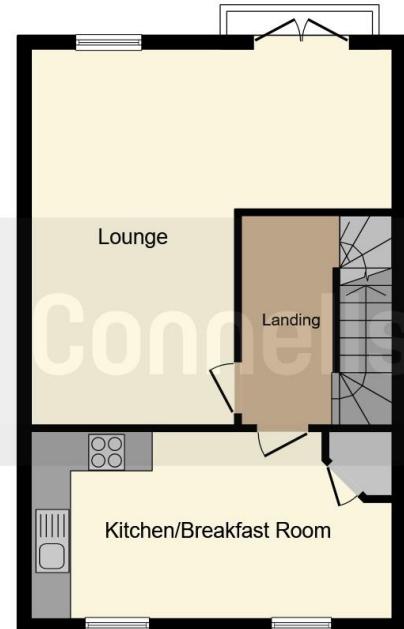
## Garage

Up and over door, power and light and access to workshop/utility.

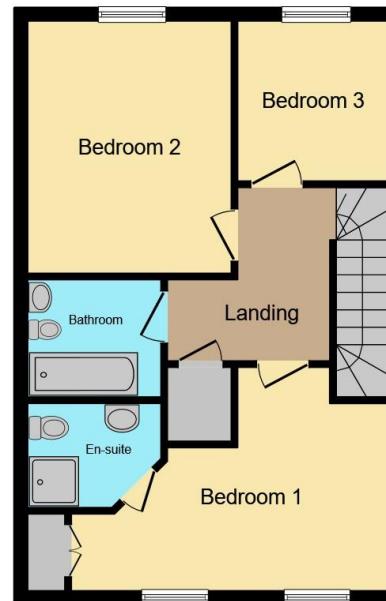




**Ground Floor**



**First Floor**



**Second Floor**

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: C      Council Tax  
 Band: C

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