



Connells

Downing Close
Ipswich



Property Description

Connells are pleased to offer with no onward chain this mid-terraced property located to the south west side of Ipswich which offers good access to the mainline train station as well as the A 12 and A 14. The home comprises of a downstairs shower room, living room, kitchen/diner and store room, upstairs the property has three good sized bedrooms and a bathroom. Externally the property benefits from a block paved drive providing off road parking and a well presented rear garden with a raised decking area, lawned area and a shed.

Close by 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

Accessed via upvc double glazed door, wood effect flooring and door giving access to:

Entrance Hall

Wood effect flooring, storage cupboard, stairs raising to the first floor with storage cupboard under and radiator.

Shower Room

Upvc double glazed window to front, close coupled w/c and wash had basin with mixer tap, tiled flooring, tiled walls, fully tiled shower cubicle with independent shower over, smooth ceiling with spot lighting and extractor fan.

Study

7' x 5' 2" (2.13m x 1.57m)
Upvc double glazed window to front, wood effect flooring and storage cupboard.

Lounge

15' 1" x 11' 4" (4.60m x 3.45m)
Upvc double glazed window to front, radiator, wood effect flooring and textured and coved ceiling.

Kitchen/Diner

17' max x 14' 1" max (5.18m max x 4.29m max)
Two upvc double glazed windows to rear, space for American style fridge freezer, space for tumble dryer, radiator, tiled flooring, upvc double glazed door giving access to the rear garden, space for cooker with stainless steel splash backs and filter hood over, space and plumbing for washing machine, 1 1/2 bowl sink with mixer tap inset in a roll edge work top with cupboards and drawers under and matching above, smooth coved ceiling and storage cupboard with wifi heating control.

First Floor Accommodation

Landing

Airing cupboard, wood effect flooring, coved ceiling with loft access and retractable ladder.

Bedroom One

15' 1" x 8' 8" (4.60m x 2.64m)

Upvc double glazed window to front, wood effect flooring, range of fitted sharpes wardrobes and textured and coved ceiling.

Bedroom Two

11' 5" x 11' 5" max (3.48m x 3.48m max)

Upvc double glazed window to rear, radiator, smooth ceiling, built in wardrobes and wood effect flooring.

Bedroom Three

11' 5" x 8' 4" (3.48m x 2.54m)

Upvc double glazed window to front, radiator, wood effect flooring, textured and coved ceiling and storage cupboard.

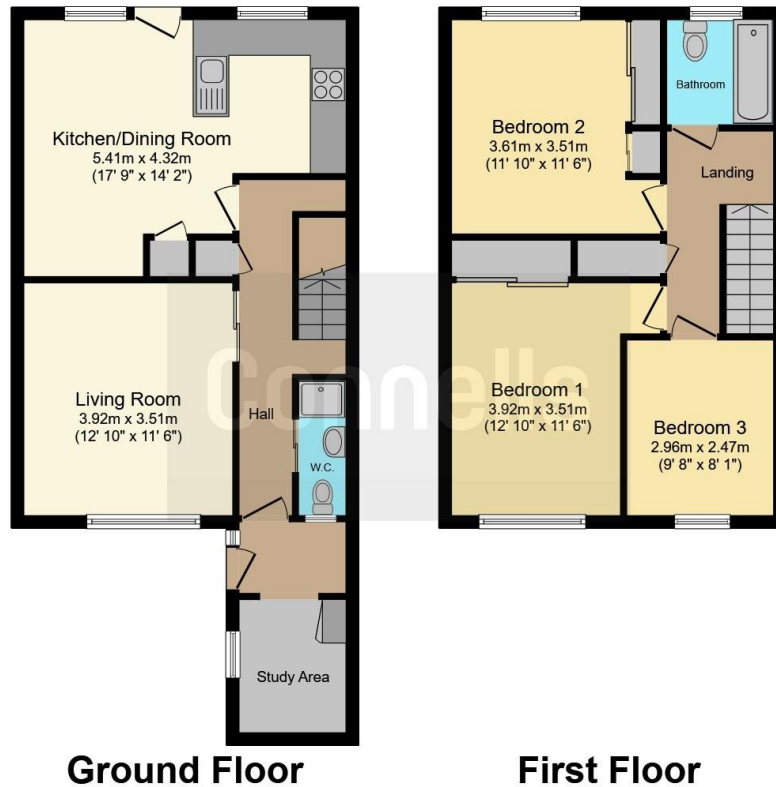
Bathroom

Upvc double glazed window to rear, extractor fan, shaped and panel bath with mixer tap and shower attachment, tiled flooring, enclosed w/c, vanity wash hand basin with mixer tap, cupboard housing wall mounted boiler and smooth coved ceiling.

Outside

To the front of the property is a blocked paved drive providing off road parking. There is gated side access to the rear garden which comprises of a raised decking area, has been landscaped to lawn and stone and also has a shed to remain.





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

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EPC Rating: C

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Tenure: Freehold



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