



**Connells**

Wherstead Road  
Ipswich



## Property Description

An exciting opportunity to purchase this three bedroom semi-detached property, presented to a good standard throughout. The property comprises of two reception rooms, kitchen, utility cupboard, ground floor cloakroom, first floor bathroom and separate w/c, three first floor bedrooms and low maintenance front and rear gardens.

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

Assessed via upvc double glazed entrance door, radiator, stairs to first floor and doors giving access to:

## Lounge

Two Upvc double glazed windows to front, exposed varnished floor boards, radiator, feature fireplace with cast iron inset and tiled hearth and picture rail.

## Dining Room

Upvc double glazed window to rear, picture rail, cast iron feature fireplace with tiled hearth, exposed and varnished floor boards, radiator, smooth ceiling, storage cupboard and doors giving access to:

## Kitchen

Upvc double glazed window in side, space and plumbing for washing machine, space for fridge freezer, built in oven, built in hob, 1 1/2

bowl sink inset into a granite work surface with cupboards under, pantry cupboard, smooth ceiling and door giving access to:

## Inner Lobby

Upvc door giving access to the rear garden and giving access to:

## Utility Cupbaord

Housing wall mounted boiler, space and plumbing for washing machine, further storage area with upvc double glazed window to rear and door giving access to:

## Cloakroom

Upvc double glazed window to rear and low level w/c.

## First Floor Landing

Storage cupboards, smooth ceiling and doors giving access to:

## Bedroom One

Two Upvc double glazed windows to front, radiator, picture rail and smooth ceiling.

## Bedroom Two

Upvc double glazed window to rear, feature fireplace, picture rail and radiator.

## Bedroom Three

Upvc double glazed window to rear, radiator, and smooth ceiling.

## Family Bathroom

Upvc double glazed window to side, smooth ceiling, pedestal wash hand basin, radiator, shaped and panel bath with mixer tap with independent shower over, extractor fan and tiled walls.

### Separate W/C

Low level w/c radiator and extractor fan.

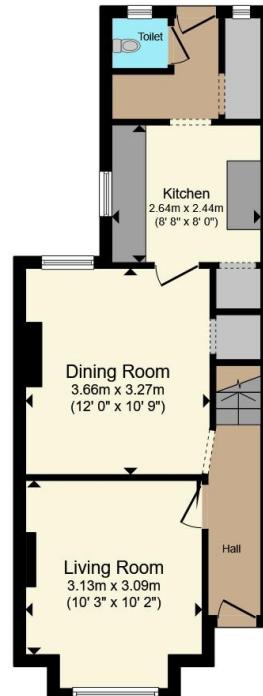
### Outside

To the front of the property there is side access to the rear garden which is approx 38ft in length, has artificial lawn, paved patio area and a decked patio area.

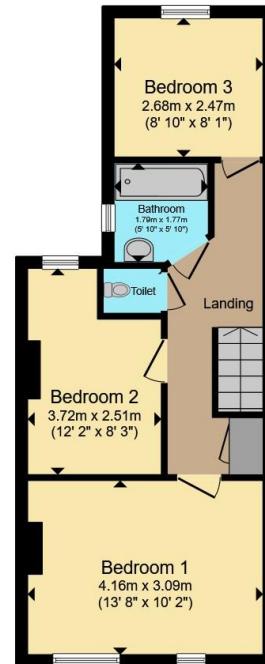
### Agents Note

The vendor has advised us a new boiler was fitted January 2024 - documents available at request





**Ground Floor**



**First Floor**

Total floor area 81.0 m<sup>2</sup> (872 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)

**Connells**

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6 Princes Street  
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EPC Rating: E      Council Tax  
 Band: B

view this property online [connells.co.uk/Property/ICH312699](http://connells.co.uk/Property/ICH312699)



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.

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