

Connells

All Saints Road Ipswich

# All Saints Road Ipswich IP1 4DG







# **Property Description**

Conveniently located to the west of Ipswich, Connells are pleased to offer this double bay fronted family home with the opportunity to improve with some modernisation required. The property has ample accommodation and comprises of three generously sized bedrooms, two reception rooms, kitchen, ground floor bathroom, front and rear gardens, upvc double glazed windows, solar panels and is also being sold with the added bonus of no onward chain.

The property is close by to many parkland areas, primary and secondary schools, a doctors surgery, local convenience store and chemist. Morrisons, Aldi and Sainsburys superstores are also a close drive away.

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**

Accessed via entrance door, wood effect flooring, radiator, stairs rising to the first floor, storage cupboard, solar panel system and doors getting access to:

## Lounge

13' 3" max x 12' into bay ( 4.04m max x 3.66m into bay )

Upvc double glazed bay window to front, wood effect flooring, feature fireplace with electric flame effect fire insert, coved and textured ceiling, radiator and an arch giving access to:

# **Dining Room**

12' 6" x 10' 6" ( 3.81m x 3.20m )

Upvc double glazed window to rear, wood effect flooring, radiator, coved and textured ceiling and door giving access to:

### Kitchen

9' 10" x 9' (3.00m x 2.74m)

Upvc double glazed window to side, upvc double glazed door giving access to the rear garden. vinyl flooring, wall mounted boiler, 1 1/2 bowl sink with mixer tap inset into roll edge work surface with cupboards and drawers under and matching above, built-in fridge, built-in freezer, built-in oven, built-in hob, tiled splashback's, space and plumbing for washing machine, radiator and door giving access to:

## **Rear Hallway**

Airing cupboard and door giving access to:

#### **Bathroom**

Upvc double glazed window to side, wash hand basin, low-level w/c, shaped and panel bath with mixer tap and shower attachment and shower screen, tiled flooring, radiator, part tiled walls and textured ceiling with spot lighting.

## **First Floor Landing**

Loft access, exposed varnished floorboards and doors giving access:

## **Bedroom One**

14' 10" x 13' 4" Into bay ( 4.52m x 4.06m Into bay )

Upvc double glazed window to front, upvc double glazed bay window to front, exposed varnished floorboards, built-in double wardrobes and radiator.

## **Bedroom Two**

12' 1" x 10' Max ( 3.68m x 3.05m Max ) Upvc double glazed window to rear, radiator, exposed and varnished floorboards, textured ceiling and storage cupboard.

## **Bedroom Three**

10' 5" x 9' (3.17m x 2.74m)
Upvc double glazed window to rear, radiator and storage cupboard.

## Outside

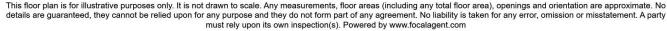
To the front of the property there is a pathway leading to the entrance door and, at the end of the terrace, a shared locked gate giving access to the rear garden

The rear garden has a patio area is low maintenance and there is stone and shrubs to rear access and a outdoor tap.









To view this property please contact Connells on

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EPC Rating: C Council Tax Band: B

view this property online connells.co.uk/Property/ICH312528





Tenure: Freehold





<sup>1.</sup> 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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