



Connells

All Saints Road
Ipswich



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.





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

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Tenure: Freehold



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