



**Connells**

Bruff Road  
Ipswich



### Property Description

A three bedroom end of terrace property well located for many local amenities and transport links. The property comprises of a cloakroom, lounge, kitchen, three first floor bedrooms, bathroom, rear garden, allocated parking and oversized garage.

The property is ideally located for access to the A 12/A 14, Ipswich town centre, the train station, Suffolk food hall & access to Shotley Marina which offers a range of marine facilities and has local pubs & restaurants.

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.

### Entrance Hall

Accessed via double glazed entrance door with radiator and storage cupboard.

### Cloakroom

Low-level w/c, pedestal wash hand basin, radiator and extractor fan.

### Lounge

Double glazed window to rear, further double raised French doors to garden and rear aspect storage cupboard and two radiators.

### Kitchen

Selection of wall and base level units, space for fridge freezer, electric oven, gas hob with extractor over, plumbing for washing machine, integrated dishwasher, stainless steel sink and drainer unit and cupboard housing boiler.

### First Floor Accommodation

### Landing

Loft access, airing cupboard and doors giving access to:

### Bedroom One

Double glazed window and radiator.

### Bedroom Two

Double glazed window to front and radiator.

### Bedroom Three

Double glazed window to rear and radiator.

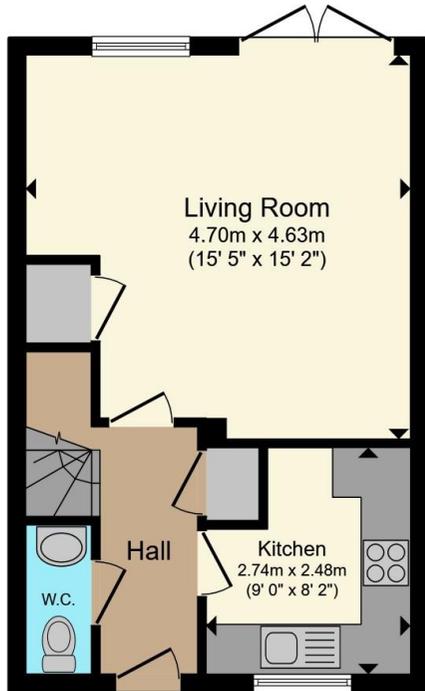
### Bathroom

Double glazed window to front, panel bath with mixed tap and shower over, low-level w/c, pedestal wash hand basin, radiator and extractor fan.

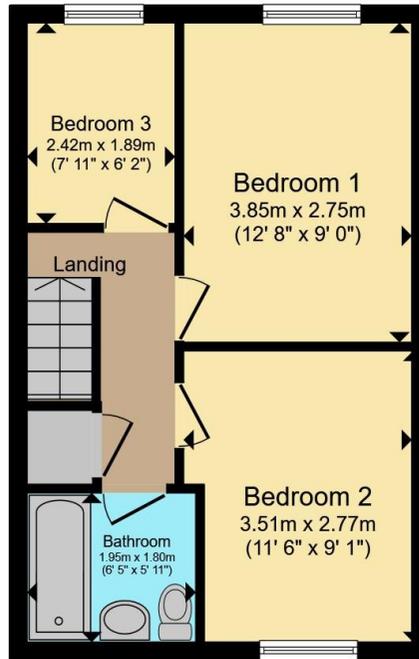
### Outside

The front of the property is laid to slate and the rear garden commences of a patio area, lawn area, sensor light, security camera and there is side access which leads to the parking space and a oversized garage with up and over door.





**Ground Floor**



**First Floor**

Total floor area 69.6 m<sup>2</sup> (750 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)



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EPC Rating: C Council Tax  
 Band: B

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Tenure: Freehold



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