



**Connells**

Riverside Road  
Ipswich



## Property Description

A well established three bedroom property situated to the west side of Ipswich which could be a perfect opportunity for a first time buyer or a buy to let investor. The property comprises of an entrance porch into an open plan lounge/ dining area, kitchen, ground floor bathroom, three bedrooms and front and rear gardens.

The property is closely situated to the Town of Ipswich which 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 double glazed upvc door, upvc double glazed window with single glazed door leading into the house.

## Lounge/Diner

11' 2" x 21' 4" ( 3.40m x 6.50m )

Double glazed window to front, fireplace with tile surround, wooden floor into the dining area which has a brick feature chimney breast, double glazed window to rear, radiator and carpet and doors giving Kitchen and stairs.

## Kitchen

6' 10" x 7' 7" ( 2.08m x 2.31m )

Tiled flooring, tiled splashbacks, matching wall and base units, stainless steel sink with drainer and mixer tap, double glazed window to side and door, space for Fridge freezer. and storage under the stairs.

## Inner Hall

Washing machine and wall mounted boiler,

tiled floor and storage.

## Bathroom

Tiled flooring, bath with shower over, double glazed window to side, wash basin with mixer tap, low-level w/c and inset spot lighting.

## Landing

Wooden floor and doors giving access to:

## Bedroom One

11' 3" x 10' 10" ( 3.43m x 3.30m )  
Double glazed window to front, radiator, exposed floorboards, cast iron fireplace and storage cupboard.

## Bedroom Two

10' 9" x 8' 2" ( 3.28m x 2.49m )  
Double glazed window to rear, radiator and wooden floor.

## Bedroom Three

7' 2" x 6' 10" ( 2.18m x 2.08m )  
Radiator, laminate flooring, double glazed window to rear, cupboard and inset spot lighting.

## Outside

The property benefits from a front garden consisting of a gate, brick wall surrounding and block paved leading to the entrance.

The garden can be accessed by a shared path and rear gate giving access to a private garden which consists of a shed, footpath, outside tap, vegetable patches with mature shrubs and trees surrounding the remained is layed to lawn. The property also benifits from communal

parking to the rear access via a private road.





**Ground Floor**



**First Floor**

Total floor area 68.8 m<sup>2</sup> (741 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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EPC Rating: D    Council Tax  
 Band: A

Tenure: Freehold



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Property Ref: ICH312728 - 0005