



Connells

Lupin Road  
IPSWICH





### Property Description

Located to the South West of Ipswich you will find this end of terrace three bedroom property in walking distance of both primary and secondary schools, transport links, various shops and other amenities. The home comprises of an entrance lobby, ground floor cloakroom, spacious lounge/diner, kitchen, three good sized bedrooms, first floor bathroom, front & rear gardens, off road parking and a garage.

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 Lobby

Accessed via double glazed door, personal door to garage and doors giving access to:

### Cloakroom

Double glazed window to front, radiator, low level w/c and wash hand basin.

### Lounge/ Diner

23' 6" x 12' 6" ( 7.16m x 3.81m )

A open plan layout with double glazed patio doors to the rear garden, double glazed window to rear and front, door and step up to:

### Kitchen

10' 5" x 10' 2" ( 3.17m x 3.10m )

Double glazed window to rear, wall and base level units with cupboards and drawers under and above, cooker point, single drainage sink and boiler.

### First Floor Accommodation

Doors giving access to:

#### Bedroom One

11' 10" x 10' 6" ( 3.61m x 3.20m )

Double glazed window to rear and radiator.

#### Bedroom Two

11' 4" x 10' 6" ( 3.45m x 3.20m )

Double glazed window to front and radiator.

#### Bedroom Three

9' 1" x 10' 8" ( 2.77m x 3.25m )

Double glazed window to front, radiator and loft access.

### Bathroom

Double glazed window to front, bath , low level w/c, wash hand basin and radiator.

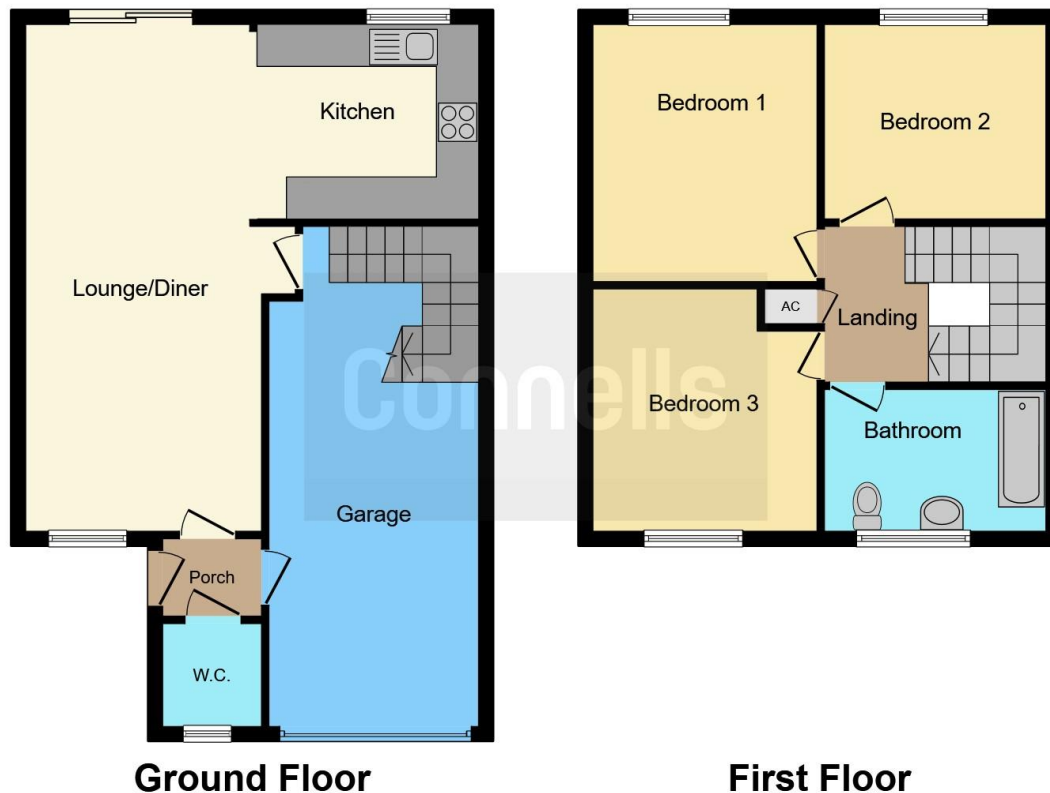
### Outside

The front of the property offers a driveway for off road parking and the remainder is laid to lawn and shrubs.

The rear garden has side access, has a shed, laid to lawn and decking and has fencing to boundary.







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](http://www.focalagent.com)

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EPC Rating: D Council Tax  
 Band: C

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Tenure: Freehold



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