



Connells

Pearl Road
Ipswich



Property Description

Situated along the private and sought after Pearl Road, this charming semi-detached bungalow offers comfortable single-storey living in a convenient residential location. Ideal for a range of buyers including downsizers, first-time purchasers and those seeking accessible accommodation, the property benefits from well-proportioned rooms, a conservatory and an enclosed rear garden.

Pearl Road is well positioned for everyday convenience, with a range of local shops, supermarkets and amenities found nearby. Excellent public transport links provide regular bus services into Ipswich Town Centre, offering a wider selection of retail, leisure and dining facilities. The property is also conveniently located for healthcare facilities, recreational areas and road links, making it an ideal base for those looking to enjoy a peaceful setting without sacrificing accessibility.

An internal viewing is highly recommended to appreciate the accommodation and location on offer.

Entrance Hall

Double glazed entrance door to the front aspect, built-in storage cupboard, and doors providing access to:

Lounge

Double glazed bay window to the front aspect, radiator, and pendant light fitting.

Kitchen

Fitted with a range of matching wall and base units incorporating roll-top work surfaces and a stainless steel one-and-a-half bowl sink with drainer and mixer tap. Complementary tiled splash backs, space for an oven and washing machine, wall-mounted boiler, radiator, double glazed window to the rear aspect, pantry storage cupboard, and pendant light fitting.

Conservatory

A bright and versatile addition featuring tiled flooring, radiator, double glazed surround, sliding doors providing access from the property, and doors leading out to the rear garden.

Bedroom One

Double glazed bay window to the front aspect, radiator, fitted carpet, and pendant light fitting.

Bedroom Two

Double glazed door access to the conservatory, wood-effect flooring, radiator, and pendant light fitting.

Shower Room

Fitted with a shower enclosure with tiled surround, wash hand basin with mixer tap, low-level WC, laminate flooring, radiator, loft access hatch, and a double glazed window overlooking the conservatory.

Outside

The property is approached via a private road and benefits from a front garden enclosed by a low-level fence, with a pathway leading to the front entrance.

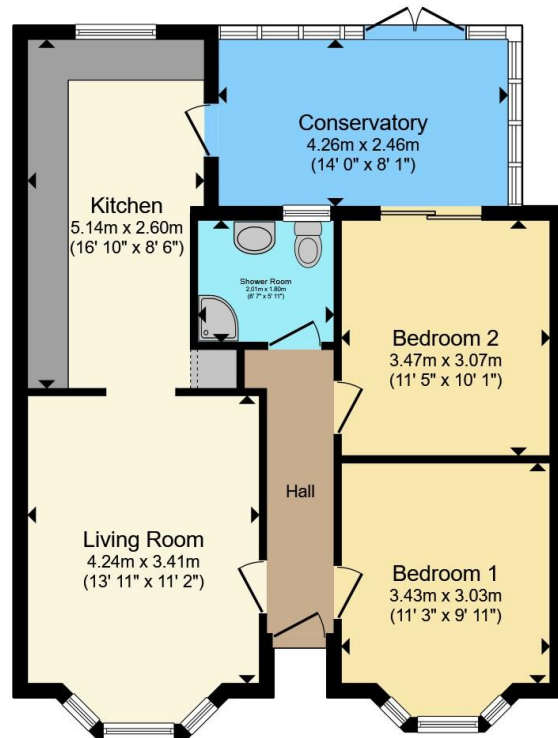
Rear Garden

The rear garden has been designed for ease of access and maintenance, featuring a ramp leading to the rear entrance, a paved patio seating area, a lawn section, and stepping stone pathway. An outbuilding provides useful additional storage space.

Agent Note

Please be aware that we require ID and proof of address from all buyers prior to formally processing any accepted offers. An AML fee of £80 (including vat) is also payable at this stage and covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Total floor area 72.0 m² (775 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

Connells



To view this property please contact Connells on

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

view this property online connells.co.uk/Property/ICH313445

Tenure: Freehold



1. 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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