



**Kemball Street, Ipswich IP4 5EE**

**welcome to**

**Kemball Street, Ipswich**

\*\*END TERRACE HOUSE \*\*TWO RECEPTION ROOMS \*\*THREE BEDROOMS \*\*UPSTAIRS BATHROOM \*\*14ft KITCHEN \*\*EAST IPSWICH \*\*OFF ROAD PARKING \*\*IDEAL FIRST TIME HOME



We are delighted to present this charming 3-bedroom end-terrace home, perfectly located in the heart of East Ipswich.

This property enjoys an excellent location, just a short walk from a variety of local shops, well-regarded schools such as Coplestone High School and Britannia Primary School, and Ipswich Hospital. For commuters, Derby Road train station offers convenient links, while the A12 and A14 are easily accessible.

Inside, the home features three bedrooms, two spacious reception rooms and upstairs bathroom, also being End-terrace position, this offers additional light and privacy.

Ideal for first-time buyers or investors, this property combines comfort, convenience, and great potential. A viewing is highly recommended.

## **Entrance Door Into-**

### **Hallway**

### **Lounge**

12' 1" Into bay x 10' 9" ( 3.68m Into bay x 3.28m )

### **Dining Room**

11' 3" x 11' 1" ( 3.43m x 3.38m )

### **Kitchen**

14' 1" x 8' 5" ( 4.29m x 2.57m )

### **Landing**

### **Bedroom One**

14' 11" Into Bay x 12' ( 4.55m Into Bay x 3.66m )

### **Bedroom Two**

11' 2" x 8' 9" ( 3.40m x 2.67m )

### **Bedroom Three**

8' 6" x 5' 9" ( 2.59m x 1.75m )

### **Bathroom**

### **Outside**

### **Front Area**

### **Rear Garden**



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welcome to

## Kemball Street, Ipswich

- EAST IPSWICH
- GOOD SIZE REAR GARDEN
- EXCELLENT SCHOOL CATCHMENTS
- TWO RECEPTION ROOMS
- THREE BEDROOMS

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

**£260,000**



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Property Ref:  
IPW103865 - 0009



Please note the marker reflects the postcode not the actual property

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