



**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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## **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**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
IPW103865 - 0009

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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