



Connells

Waveney Road  
Ipswich





### Property Description

Located to the west side of Ipswich conveniently located for access to local amenities, including supermarkets, retail parks and schools and the A 12 and A 14 trunk roads are also easily accessible making it a desirable location for commuting. The property itself comprises of two double bedrooms, two receptions rooms, ground floor cloakroom and first floor bathroom, upvc double glazing and gas central heating and a rear garden.

Close by 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 Porch

Accessed via upvc double glazed entrance door, upvc double glazed window to side and upvc double glazed door giving access to:

### Sitting Room

11' 1" max x 10' 5" ( 3.38m max x 3.17m )  
Upvc double glazed window to front, radiator, wood effect flooring, feature electric flame effect fire, Smooth coved ceiling and arch to:

### Dining Room

10' 10" x 10' 5" max ( 3.30m x 3.17m max )  
Upvc double glazed window to rear, wood effect flooring, radiator, stairs rising to the first floor and arch to:

### Kitchen

13' x 5' 8" ( 3.96m x 1.73m )  
Upvc double glazed window to side, wall mounted boiler, space and plumbing for washing machine, built in oven, built in hob with extractor hood over, radiator, space for fridge freezer, tile splash back's, tiled flooring,

smooth ceiling with spot lighting, 1 1/2 bowl sink with mixer tap inset in a roll edge work surface with cupboards and drawers under and matching above and doors giving access to:

### Rear Lobby

Upvc double glazed door giving you access to the rear garden, tiled flooring and door giving you access to:

### Cloakroom

Upvc double glazed window side, low-level w/c, wash hand basin, tile splash back's, tiled flooring and radiator.

### First Floor Landing

Doors giving access to:

### Bedroom One

11' 1" x 10' 4" max ( 3.38m x 3.15m max )  
Upvc double glazed window to front, radiator and smooth ceiling.

### Bedroom Two

10' 4" max x 10' 10" ( 3.15m max x 3.30m )  
Upvc double glazed window to front, radiator, storage cupboard with loft access and smooth coved ceiling.

### Bathroom

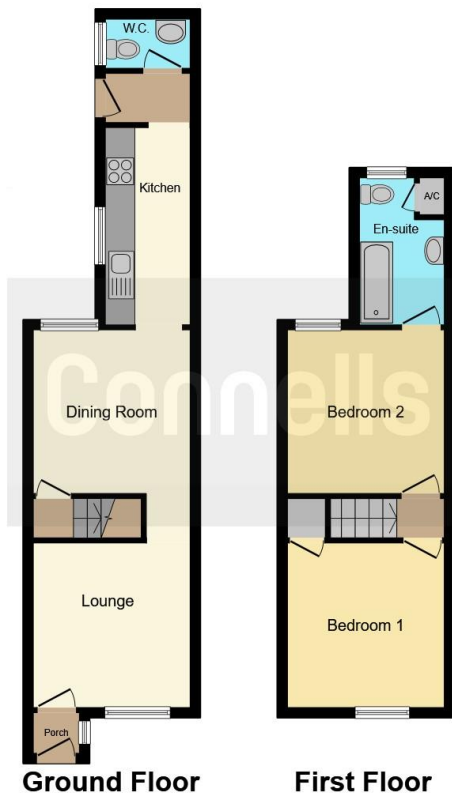
Upvc double glazed window to rear, low-level w/c, shaped and paneled bath with independent shower over and shower screen, pedestal wash hand basin, heated towel rail, part tiled walls, tile effect vinyl flooring and storage/airing cupboard with radiator.

## Outside

To the front of the property, there is a pathway providing access to the entrance porch. There is shared access to the rear garden. The rear garden commences with a patio with the remainder been laid to lawn.







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: A

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Tenure: Freehold



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Property Ref: ICH311849 - 0023