



**Connells**  
connells.co.uk 01473 233 966  
**FOR SALE**

Lavenham Road  
Ipswich

**Connells**



## Property Description

Located to the south west of Ipswich and within easy access to Ipswich mainline train station, local shops and Gippeswyk & Chantry parks you will find this modern two bedroom terraced property. The property comprises of entrance hall, lounge, kitchen, two bedrooms, bathroom, rear garden, off road parking and a garage en block.

Ipswich is the county town of Suffolk and has a cutting-edge theatre and arts scene, many schooling facilities, cosy Suffolk pubs, and a vibrant community of independent stores. It also benefits from a rejuvenated waterfront Marina which boasts many restaurants, bars and cafes.

## Entrance Hall

Accessed via entrance door into lounge with

## Lounge

Double glazed window to front, radiator, meter cupboard and stairs rising to the first floor and door giving access to:

## Kitchen

Two double glazed windows to rear and one double glazed door to garden and rear aspect. A section of wall and base level units, cooker point, plumbing for washing machine, stainless steel sink and drainage unit, space for fridge freezer, wall mounted boiler and radiator.

## First Floor Accommodation

Loft access and doors giving access to:

## Bedroom One

Double glazed window to rear and radiator.

## Bedroom Two

Double glazed window to front and radiator.

## Bathroom

Panel bath, pedestal wash hand basin, low-level w/c, large storage cupboard and chrome towel rail.

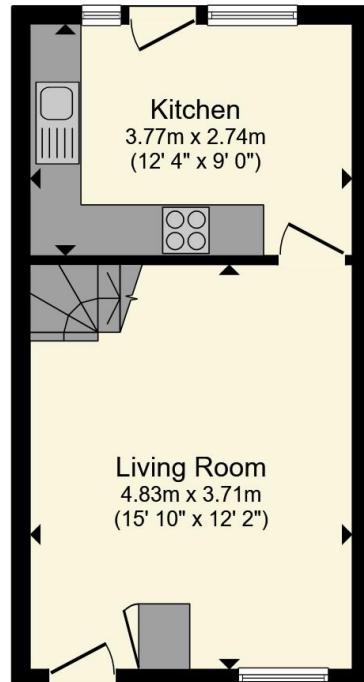
## Outside

The front of the property has a lawn area. The rear garden is also laid to lawn with fencing to boundaries and has rear access. There is one parking space to the side and a garage en block.

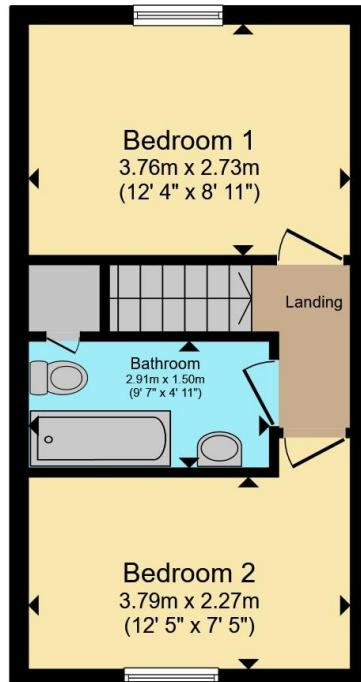
## Agent Note

The boiler was installed in 2023 and has a 10 year warranty (7 years remaining).





**Ground Floor**



**First Floor**

Total floor area 57.6 m<sup>2</sup> (620 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](http://www.propertybox.io)

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EPC Rating: C    Council Tax  
 Band: B

view this property online [connells.co.uk/Property/ICH312880](http://connells.co.uk/Property/ICH312880)



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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