



Connells  
FOR SALE

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## Property Description

A well established three bedroom semi-detached property located to the South West of Ipswich with easy access to A 14/A 12 and many local schools and amenities. The property comprises of entrance porch, hall, downstairs cloakroom, lounge, kitchen/diner, three first floor bedrooms, bathroom, front and rear gardens and off road parking.

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

Double glazed front door and access to:

## Entrance Hall

Wood effect flooring, radiator, stairs leading to first floor with storage cupboard under.

## Cloakroom

Tiled flooring, heated towel rail, low-level w/c, double glazed window to front, small sink with mixer tap and stainless steel splash back.

## Lounge

15' 8" x 11' 5" ( 4.78m x 3.48m )  
Wood effect flooring, mantle piece with wooden surround and stone effect, double glazed window and french doors to rear.

## Kitchen/Diner

18' 3" x 9' 6" ( 5.56m x 2.90m )  
Matching wall and base units, tiled splashbacks, extractor fan, double glazed window to front, stainless steel sink with half bowl, drainer with mixer tap, recessed spotlighting, gas hob and electric oven, space for washing machine and under counter appliances, space for American style fridge freezer and tiled flooring.

## Landing

Loft hatch, carpet, storage cupboard and the boiler is located in the loft.

## Bedroom One

17' 5" x 9' 5" max ( 5.31m x 2.87m max )  
Carpet, double glazed window to rear, recess spotlighting, feature and pendant light and radiator.

## Bedroom Two

11' 4" x 8' 10" ( 3.45m x 2.69m )  
Wood floor, radiator, double glazed window to front and textured ceiling.

## Bedroom Three

6' 7" x 9' 9" ( 2.01m x 2.97m )  
Wood effect flooring, double glazed window to rear, radiator and ceiling rose.

## Bathroom

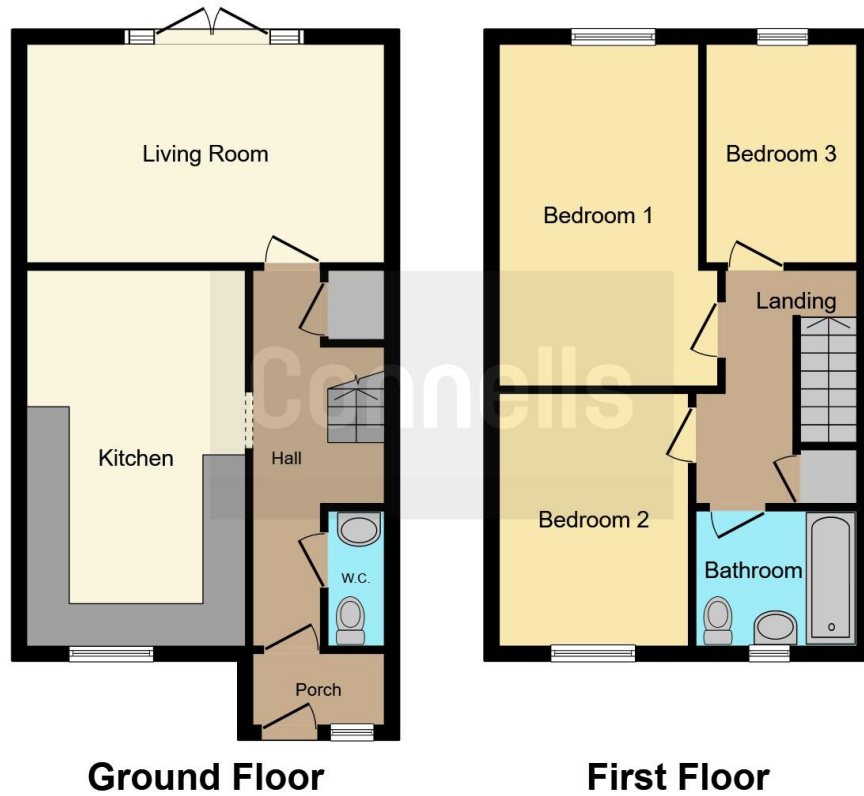
Tiled flooring and walls, bath with shower over and curtain rail recess spotlighting, low-level w/c, heater towel rail, inset sink into storage cabinet with mixer tap and double glazed window to front.

## Outside

The front garden has off road parking for two cars via drop curb, has shingle steps down to the front door, a shingle/slate feature, outside tap and mature shrubs.

The rear garden is accessed via a side gate, has a block paved patio area, outside tap, there is a Pagola over patio decking area perfect for alfresco dining to rear and a brick built shed.





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

**view this property online [connells.co.uk/Property/ICH312533](http://connells.co.uk/Property/ICH312533)**

Tenure: Freehold



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