

Burrell Road, Ipswich,
£280,000

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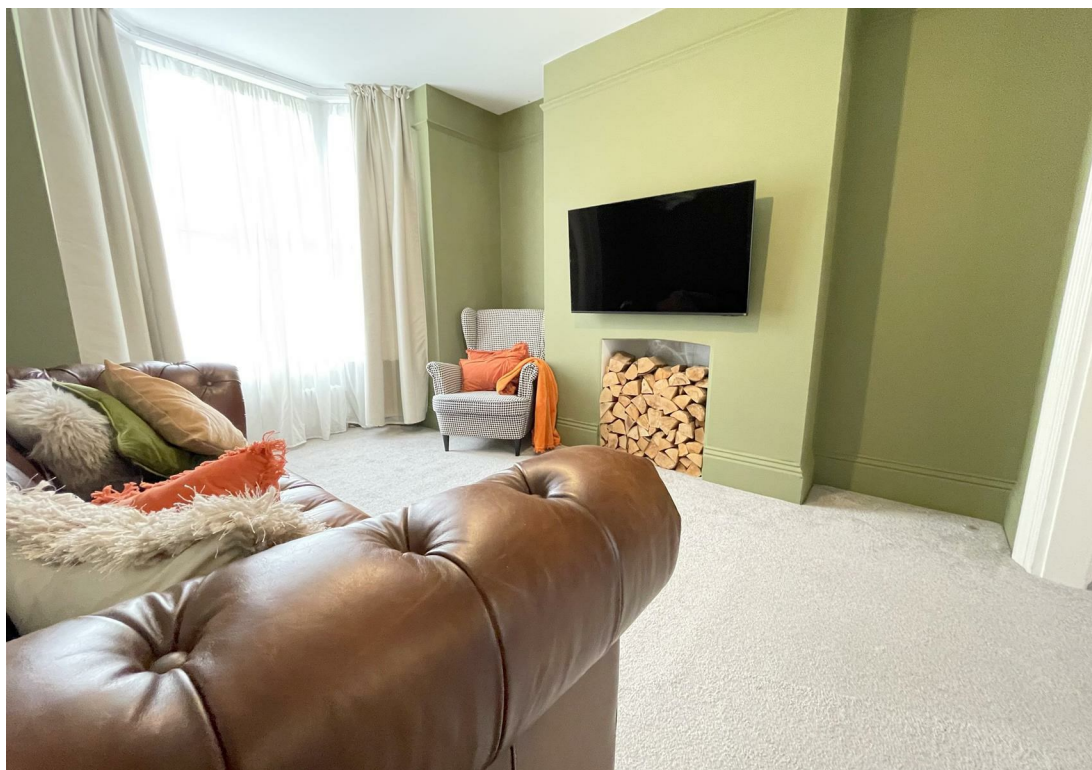
- **THREE BEDROOM TOWN HOUSE**
- **FOUR LEVELS**
- **PLANNING PERMISSION TO CREATE DRIVEWAY**
- **TWO RECEPTIONS**
- **CLOAKROOM**
- **BAY WINDOWS**
- **MODERN CONTEMPORY KITCHEN**
- **PRIME LOCATION (STONES THROW FROM STATION)**
- **ACCESS TO TOWN CENTRE AND MARINA**
- **GENEROUS GARDEN**



CHAIN FREE: A truly versatile three bedroom two reception room town house set out over four levels and conveniently located just a stones throw from the railway station and a short walk to the town centre.

PROPERTY:
CHAIN FREE: a fantastic opportunity to acquire this truly superb bay fronted three bedroom two reception town house. This imposing established property is set out over four levels and retains some original features whilst having a host of modern conveniences proving for those everyday family needs. The property comprises:- Lower level, entrance hallway, dining room/reception room, kitchen and rear lobby. Ground floor level, entrance hall, living room, dining area and cloakroom. First floor level, bathroom and bedroom one., Second floor level to further bedrooms. Outside the front has a terrace garden whilst the rear garden is of generous size and over looks the River.

Council tax: Band B
Ipswich



LOCATION:

Burrell road is situated in the South West side of Ipswich within a stones throw of the train station, making it ideal for commuters with access towards Chelmsford and London Liverpool Street. There are various local schools, shops and supermarkets nearby. The town centre is within easy reach offering a variety of shops, bars and restaurants. The A12/A14 trunk road is also close by for Bury St Edmunds, Colchester and Felixstowe.

LOWER LEVEL:

LOWER ENTRANCE HALLWAY:

Double glazed entrance door to hallway, access to bedroom four/reception and stairs to ground floor level.

BEDROOM FOUR/RECEPTION

11'1 x 10'7 (3.38m x 3.23m)

Double glazed bay window to front elevation, radiator and built in alcove.

KITCHEN:

14'5 x 11'1 (4.39m x 3.38m)

recessed lighting, double glazed window to rear garden, wall mounted gas boiler, radiator, one and a quarter bowl inset sink unit with mixer tap and cupboards under, a range of modern gloss fronted units with adjacent work tops, wall mounted matching cupboards, stainless steel filter hood over four ring electric hob and electric oven under, feature red brick chimney breast with alcove, integrated dishwasher, storage cupboard under stairs and wood effect tiled flooring.

REAR LOBBY:

6'7 x 4'4 (2.01m x 1.32m)

Double glazed window to rear elevation, space for washing machine and double glazed door to garden.



GROUND FLOOR LEVEL:

ENTRANCE HALL:

Doble glazed entrance door to:- radiator and stairflight to first floor landing.

LIVING ROOM:

11'1 x 11'0 (3.38m x 3.35m)
Double glazed bay window to front elevation, radiator, fire alcove and open to:-



DINING ROOM:

12'0 x 9'2 (3.66m x 2.79m)
Double glazed bay window to rear elevation, fire surround with wrought iron style grate and radiator.



CLOAKROOM:

6'6 x 4'6 (1.98m x 1.37m)
Double glazed frosted window to rear elevation, extractor fan, low level WC, wash hand basin with mixer tap and tiled splashback and vanity under.



FIRST FLOOR LEVEL:

LANDING:

BATHROOM:

12'1 x 8'11 (3.68m x 2.72m)
Recessed lighting, double glazed frosted window to rear elevation, fire surround with inset wrought iron style grate, heated towel radiator, low level WC, wash hand basin with mixer tap and tiled splashback, radiator, freestanding bath with mixer tap shower spray, shower unit with shower and tiled splashbacks.



BEDROOM ONE:

14'7 x 11'1 (4.45m x 3.38m)
two double glazed windows to front elevation, fire surround and radiator.

SECOND FLOOR LEVEL:

LANDING:

Access to bedrooms and storage cupboard,



BEDROOM TWO:

14'7 x 11'1 (4.45m x 3.38m)

Double glazed window to front elevation, radiator and fire surround with inset wrought iron style grate.

BEDROOM THREE:

11'10 x 9'2 (3.61m x 2.79m)

Double glazed window to rear elevation and built in wardrobe cupboard.

FRONT GARDEN:

Sep down to lower level with terraced garden and access to lower level front door. pathway at ground floor level to entrance door.

REAR GARDEN:

Laid in part to lawn with brick storage shed and views over the river.





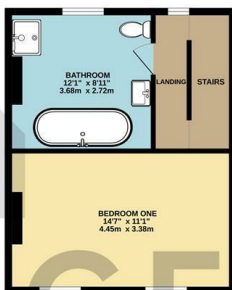
LOWER LEVEL
442 sq.ft. (41.1 sq.m.) approx.



GROUND FLOOR LEVEL
450 sq.ft. (41.8 sq.m.) approx.



FIRST FLOOR
389 sq.ft. (36.1 sq.m.) approx.

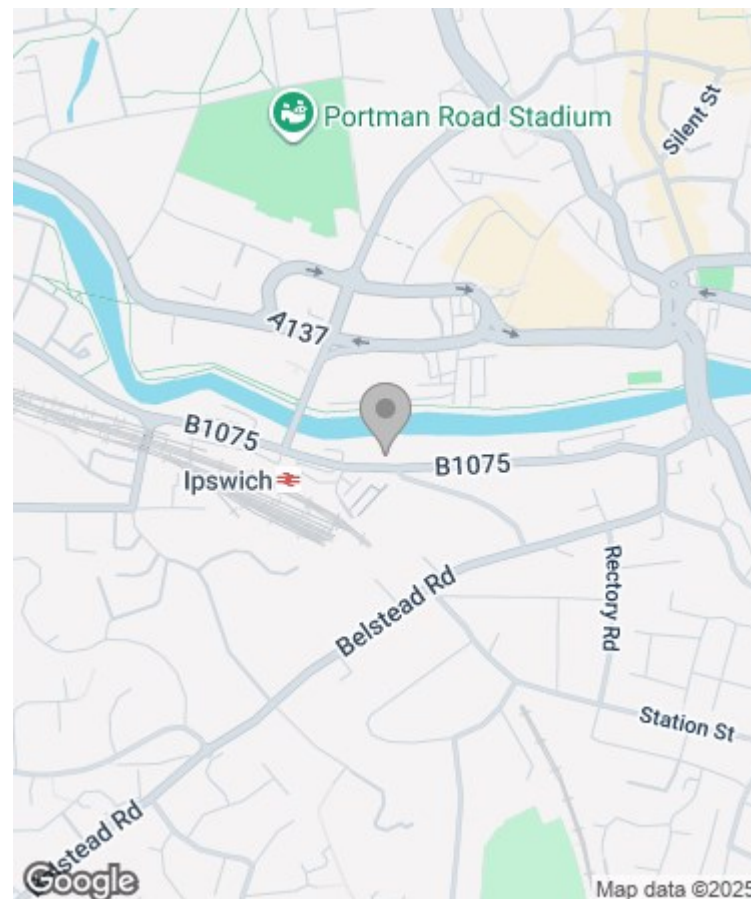


SECOND FLOOR
399 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA : 1676 sq.ft. (155.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	85

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

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