



Connells

Philip Road
Ipswich



Property Description

A large two-bedroom Bay fronted property being sold with no onward chain with far reaching views of the Orwell. The property comprises of lounge, kitchen, two first floor bedrooms, bathroom, front and rear gardens, double glazed windows throughout, gas central heating and permit 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 Hall

Accessed via entrance door into entrance hall with stairs rising to the first floor.

Lounge

Double glazed Bay window to front, two radiators and double glazed french doors to rear.

Kitchen

Double glazed window to side, wall and base level units with space for washing matching, fridge freezer, cooker point, pantry and double glazed door to rear.

First Floor Accommodation

Storage Cupboard

Bedroom One

Double glazed Bay window to front and radiator.

Bedroom Two

Double glazed window to rear, radiator and views the Orwell bridge.

Bathroom

Panel bath, pedestal wash hand basin, low level w/c, cupboard housed boiler and radiator.

Outside

To the front of the property there is a paved patio and a brick boundary, and the rear garden is laid to lawn with fencing to boundaries.





Total floor area 108.5 m² (1,168 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



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view this property online connells.co.uk/Property/ICH312901

EPC Rating: Council Tax
 Awaited Band: B

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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Property Ref: ICH312901 - 0004