



Connells

Fountains Road
Ipswich



Property Description

An exciting opportunity to purchase this well presented spacious split-level mid terraced property located to the south of Ipswich nestled within a peaceful road while still being within easy reach of local amenities, transport links, and the town centre. The property comprises of an entrance porch, spacious living room full of natural light, kitchen, separate dining area, conservatory, master bedroom with built in wardrobes, bathroom and two further bedrooms. Externally the property has front & rear gardens and a garage en-block.

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.

Upvc double glazed double doors giving access to the conservatory, radiator, tiled effect flooring and access to the kitchen.

Kitchen

Upvc double glazed window to rear, space for fridge freezer, space for washing machine, tiled splash backs, 1 1/2 bowl sink with mixer tap inset into roll edge work surfaces with cupboards and drawers under and matching above, built in electric oven, usb plugs and textured ceiling.

Conservatory

Upvc construction with double doors to rear garden and wood effect flooring.

First Floor Landing

Radiator, textured ceiling, stairs to the second floor and doors giving access to:

Bedroom One

Upvc double glazed window to rear with far reaching views, built in fitted wardrobes, radiator and textured ceiling,

Bathroom

Upvc double glazed window to rear, radiator, wash hand basin, low level w/c, shaped and panel bath with independent shower over, tiled walls, vanity unit and smooth ceiling.

Second Floor Landing

Airing cupboard housing wall mounted boiler and doors giving access to:

Entrance Porch

Accessed via double glazed entrance door, tiled effect flooring and textured ceiling.

Ground Floor Accommodation

Living Room

Upvc double glazed window to front, radiator, textured and covered ceiling, stairs to the first floor and stairs to the lower ground floor.

Lower Ground Floor

Dining Room

Bedroom Two

Upvc double glazed window to rear, textured and coved ceiling and radiator.

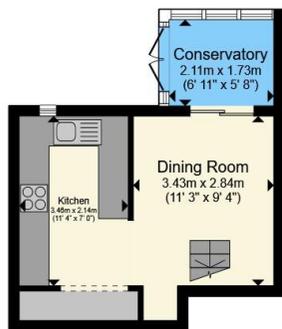
Bedroom Three

Upvc double glazed window to rear, wood effect flooring, textured ceiling and loft access.

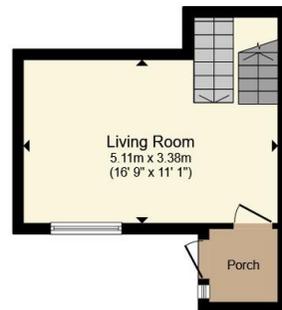
Outside

The front of the property is laid to lawn. The rear garden has a paved patio area, outside tap, lawned area and gated rear access to the garage en block.

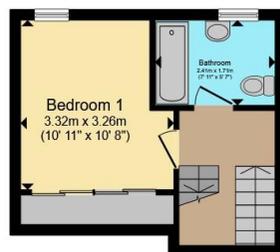




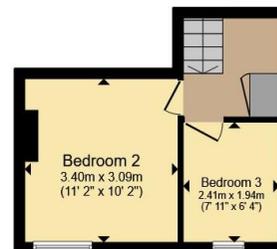
Lower Ground Floor



Ground Floor



First Floor



Second Floor

Total floor area 85.2 m² (917 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



To view this property please contact Connells on

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

view this property online connells.co.uk/Property/ICH312730

Tenure: Freehold



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Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: ICH312730 - 0012