



Connells

Bruff Road  
Ipswich



## Property Description

Located to the south west of Ipswich connells are pleased to offer this modern semi-detached home benefiting from two double bedrooms, a spacious lounge/diner, ground floor cloakroom, first floor family bathroom, gas central heating, upvc double glazing and a carport to the rear providing off-road parking.

The property is ideally located for access to the A12/A14, Ipswich town centre, the train station, Suffolk food hall & access to Shotley Marina which offers a range of marine facilities and has local pubs & restaurants.

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.

## Entrance Hall

Accessed via entrance door, radiator, smooth coved ceiling, stairs rising to the first floor and doors giving access to:

## Cloakroom

Low-level w/c, pedestal wash hand basin with mixer tap and tiled splashbacks, smooth ceiling and wood effect vinyl flooring.

## Lounge/Diner

17' 3" x 13' 4" max ( 5.26m x 4.06m max )  
Upvc double glazed window to rear, upvc double glazed double doors giving access to the rear garden, radiator, television point, smooth coved ceiling and storage cupboard with the lighting.

## Kitchen

Upvc double glazed window to front, cupboard housed wall mounted boiler, built-in oven,

built-in hob with stainless steel extractor hood over, smooth ceiling with spotlighting, built-in fridge, built in freezer, tiled flooring, space and plumbing for washing machine, single drainer stainless steel sink with mixer tap inset into work surface with cupboards and drawers under and matching above.

## First Floor Landing

Does giving access to:

## Bedroom One

13' max x 9' 3" ( 3.96m max x 2.82m )  
Upvc double glazed window to front, radiator, smooth coved ceiling and airing cupboard.

## Bedroom Two

13' x 9' ( 3.96m x 2.74m )  
Upvc double glazed window to rear, radiator and smooth coved ceiling.

## Family Bathroom

Low-level w/c, shaped and panel bath with mixer tap and shower attachment, pedestal wash hand basin with mixer tap, shaver point, part tiled walls, smooth ceiling with spot lighting and extractor fan, tile effect vinyl flooring and chrome heated towel rail.

## Outside

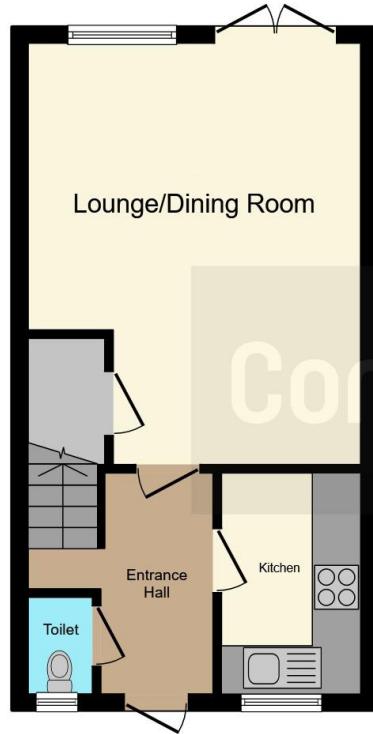
To the front of the property there is a pathway leading to the entrance door with the remainder laid to slate and an outside tap.

The rear garden commences with a paved patio area with remainder laid to artificial lawn and gated rear access giving access to the carport.

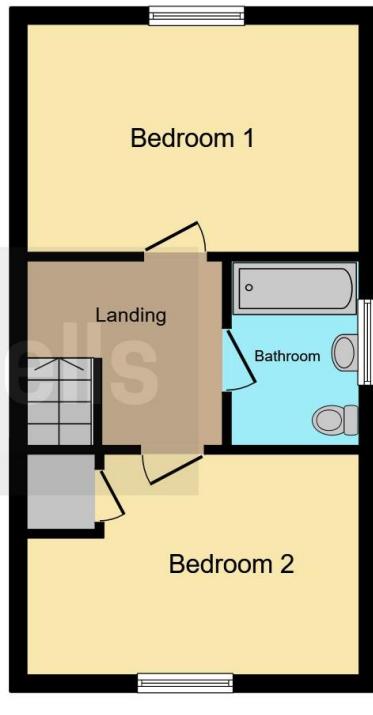
## Carport

Access to the rear of the property, providing off-road parking





**Ground Floor**



**First Floor**

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)

To view this property please contact Connells on

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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/ICH312225](http://connells.co.uk/Property/ICH312225)



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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