



Connells

Brunswick Road
Ipswich



Property Description

An Internal viewing is highly recommended for this well presented Victorian style property situated in a sought-after East of Ipswich location. The accommodation comprises of two double bedrooms, two reception rooms, galley kitchen, a modern shower room, gas central heating, upvc double glazing, low maintenance rear garden and is being sold with no onward chain.

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.

Dining Room

10' 8" x 10' 8" Max (3.25m x 3.25m Max)
Accessed via upvc double glazed entrance door, upvc double glazed Georgian style window to front, storage cupboard, radiator, textured ceiling, and door giving access to:

Inner Hallway

Stairs rising to the first floor and access to:

Living Room

10' 8" max x 10' 8" (3.25m max x 3.25m)
Upvc double glazed window to rear, radiator, textured ceiling and door giving access to:

Kitchen

8' 1" x 6' 3" (2.46m x 1.91m)
Upvc double glazed window to side, space for cooker, single drainer stainless steel sink with mixer tap inset in a roll edge worksurface with cupboards and drawers under and matching above, space and plumbing for machine,

space with fridge freezer, tiled flooring, textured ceiling, tiled splashback's and access to:

Rear Lobby

Upvc double glazed door giving access to the rear garden, tiled flooring, textured ceiling and door giving access to:

Shower Room

Upvc double glazed window to side, low-level w/c, part panel walls, chrome heated towel rail, walk-in double shower cubicle with independent shower over and rainfall shower head, vanity wash hand basin with mixer tap and smooth ceiling with inset spotligting.

First Floor Landing

Loft access and doors giving access to:

Bedroom One

10' 8" max x 10' 8" (3.25m max x 3.25m)

Upvc double glazed window to rear, radiator, airing cupboard housing wall mounted and Worcester Combi boiler.

Bedroom Two

10' 9" max x 10' 8" (3.28m max x 3.25m)

Upvc double glazed Georgian style window to front, radiator, storage cupboard and covered and textured ceiling.

Outside

To the front of the property, there is a decorative stone area with pathway leading to the entrance door, and is enclosed by fencing.

The low maintenance rear garden commences with a patio area with artificial lawn, decked patio area, decorative stone, outside tap and has gated rear access.





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

To view this property please contact Connells on

T 01473 233 966
E ipswich@connells.co.uk

6 Princes Street
 IPSWICH IP1 1QT

EPC Rating: C Council Tax
 Band: A

view this property online connells.co.uk/Property/ICH312625

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.

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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: ICH312625 - 0007