



Connells

Wallace Road
IPSWICH



Property Description

An internal viewing is highly recommended for this improved end of terrace property, located to the west side of Ipswich. The spacious accommodation comprises of three bedrooms, four piece bathroom suite, two reception areas, multifuel burner and front and rear gardens. The property further benefits from being offered with no onward chain.

The property is within walking distance to Westbourne park which has a child play area, a sports centre, primary and secondary schools, a doctors surgery, local convenience store, chemist, butchers and the Suffolk punch public house. Morrisons superstore is also a close drive away.

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, smooth ceiling, exposed and painted floor boards and doors giving access to:

Dining Area

9' 6" x 8' 9" Max (2.90m x 2.67m Max)

Upvc double glazed window to front, radiator, exposed and painted floorboards and access to:

Sitting Area

12' x 11' (3.66m x 3.35m)

Brick feature fireplace with multifuel burner inset, exposed and painted floorboards, smooth ceiling, radiator and door giving access to:

Inner Hall

Upvc double glazed window to side, exposed and painted floorboards, stairs rising to the first floor and access to:

Kitchen

14' 1" x 7' 7" Max (4.29m x 2.31m Max)

Upvc double glazed window to side, built-in oven, built-in hob with filter hood over, built-in fridge, built-in freezer, space and plumbing for dishwasher, space and plumbing for washing machine, single drainer sink with Victorian style mixer tap inset in a worktop with cupboards and drawers under and matching above, cupboard housing wall mounted Valiant combi boiler, tiled splashback's tiled flooring, radiator and access to:

Rear-Lobby

Double glazed door giving access to the rear garden, wood panel walling, wood effect flooring and door giving access to:

Four Piece Bathroom Suite

Double glazed window to side, shaped and panel bath with mixer tap and shower attachment, fully tiled shower cubicle with independent shower over and rainfall showerhead with splashbacks, Victorian style vinyl tile effect flooring, vanity wash hand basin, Victorian style radiator and towel rail.

First Floor Landing

Window to side, loft access via retractable ladder and doors giving access to:

Bedroom One

12' x 9' 10" (3.66m x 3.00m)

Upvc double glazed window to front, radiator, textured ceiling and USB points.

Bedroom Two

9' 2" x 9' 2" (2.79m x 2.79m)

Upvc double glazed window to rear textured ceiling, radiator. Wood effect flooring

Bedroom Three

8' 5" x 7' 5" (2.57m x 2.26m)

Upvc double glazed window to rear and radiator.

Outside

To the front of the property there is shared access to the rear garden with a right of way, the rear garden commences with a patio area and a decking patio area with the remainder laid to lawn with shrubs. There is also a side courtyard area for bin storage.





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

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EPC Rating: D Council Tax
 Band: A

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