



**Connells**

Kemball Street  
Ipswich



## Property Description

Offered with no onward chain Connells are pleased to offer for sale this well established Victorian terraced home located to the popular east of Ipswich. The accommodation comprises of two double bedrooms, ample accommodation with two reception rooms, kitchen, first floor bathroom, front and rear gardens, upvc double glazing throughout and gas central heating.

The home is within easy reach of Ipswich hospital, has many local bus routes into Ipswich town centre, a range of restaurants and local shops in close walking proximity, is in the catchments area for primary and secondary schools and offers local walks in Greenland areas.

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, stairs rising to the first floor with storage cupboard under, radiator, textured ceiling and doors giving access to:

## Dining Room

Upvc double glazed window to rear, radiator, textured ceiling and access to:

## Living Room

Upvc double glazed window to front, radiator, textured ceiling and feature fireplace with marble effect hearth

## Kitchen

Upvc double glazed window to rear, upvc double glazed door giving access to the rear garden, space and plumbing for washing machine, single drainer, stainless steel sink with mixer tap inset in a roll edge work surfaces with cupboards and drawers under and matching above, wood effect vinyl flooring, space for fridge freezer, space for tumble dryer, tiled splash backs, space for cooker and radiator.

## First Floor Landing

Loft access and doors giving access to:

## Bedroom One

Two upvc double glazed windows to front, smooth ceiling and radiator.

## Bedroom Two

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

## Bathroom

Upvc double glazed window to rear, shaped and panelled bath with independent shower over and shower screen, pedestal wash hand basin, low-level w/c, radiator and airing cupboard.

## Outside

To the front of the property there is a pathway to leading to the entrance with the remainder laid to stone and shared side access to the rear garden.

The rear garden has a paved patio area and is laid to lawn with mature trees and shrubs with a shed to remain and outdoor lighting.

To view this property please contact Connells on

**T 01473 233 966**  
**E [ipswich@connells.co.uk](mailto:ipswich@connells.co.uk)**

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EPC Rating:      Council Tax  
Awaited            Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/ICH312125](https://connells.co.uk/Property/ICH312125)**



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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