



Connells

Victoria Street  
Ipswich



## Property Description

Located on Victoria Street, Ipswich, this three bedroom terrace offers well proportioned accommodation ideal for first time buyers or investors.

The ground floor includes an entrance hall, a spacious dual aspect lounge/diner with feature fireplace, and a fitted kitchen with access to the rear garden. Upstairs comprises three bedrooms and a family bathroom fitted with bath, shower over, basin and WC. Outside, the property benefits from a low maintenance rear garden with patio, raised beds and rear access, along with a useful outbuilding providing power and utility space. The front garden is enclosed with a secure motorbike hoop. Further benefits include gas central heating, partial double glazing (where specified), and a boiler installed in 2018.

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

Wooden entrance door, pendant light, radiator and understairs storage cupboard. Doors providing access to:

## Lounge/Diner

Spacious dual aspect room featuring an electric fireplace with exposed brick surround and wooden mantle. Storage cupboard housing gas meters, pendant light, radiator, and double glazed windows to the front and rear.

## Kitchen

Fitted with a range of matching white wall and base units, tiled splashback, tiled flooring and roll top work surfaces incorporating a stainless steel sink and drainer with hot and cold taps. Inset gas and electric points for cooker, space for dishwasher, serving hatch, strip lighting, double glazed window to the side and single glazed door providing side access. Radiator.

## Landing

Pendant light, access to loft hatch and cupboard housing fuse board. Stairs leading to Bedroom Three, with further doors providing access to:

## Bedroom One

Double glazed window to the rear, radiator and pendant light. Built in cupboard housing wall mounted boiler (installed 2018 and serviced annually).

## Bedroom Two

Double glazed window to the rear overlooking the garden and mature eucalyptus tree. Radiator and pendant light.

## Bedroom Three

Double glazed window to the side, radiator and pendant light.

## Bathroom

Fitted with a bath with hot and cold taps and electric shower over, wash basin with hot and cold taps, low level WC, extractor fan, radiator and double glazed window to the front.

## Outside

### Front Garden

Enclosed by a low brick wall with a secure hoop for motorbike parking.

### Rear Garden

Low maintenance garden with rear access via an alley, raised planting beds and a brick patio area.

### Outbuilding

Equipped with power and lighting, space for a washing machine, water tap, and side access door.





Total floor area 104.3 m<sup>2</sup> (1,123 sq.ft.) approx

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EPC Rating: D Council Tax  
 Band: B

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Tenure: Freehold



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