



Connells

Ann Street
Ipswich



Property Description

Situated on Ann Street, this charming and beautifully presented two/three bedroom terraced property offers spacious and flexible accommodation conveniently located to the town centre of Ipswich. The ground floor features two generous reception rooms, providing versatile living and dining spaces, a modern fitted kitchen with ample storage and worktop space, alongside a contemporary bathroom. Upstairs, the property offers two well-proportioned bedrooms, with an additional versatile room accessed from the second bedroom. This flexible space is ideal for use as a home office, nursery, dressing room or walk-in wardrobe, allowing buyers to tailor the home to their individual needs. Externally, the property benefits from an attractive front garden and a low-maintenance enclosed courtyard garden to the rear, creating a pleasant outdoor space to relax or entertain. Double glazing is fitted throughout, adding to the home's comfort and energy efficiency.

Ann Street is conveniently located within easy reach of Ipswich town centre, offering an excellent range of shopping, dining and leisure facilities. The area is well served by local schools, supermarkets and healthcare services, while nearby parks provide green open spaces for recreation. Ipswich railway station is easily accessible, offering regular services to London Liverpool Street and Norwich, and the A12 and A14 are within easy reach for commuters travelling by road.

Lounge

Double glazed entrance door into lounge with double glazed windows to front, open fire and radiator.

Hallway

Stairs rising to the first floor.

Dining Room

Double glazed window to rear large brick hearth open cupboard area and radiator.

Kitchen

Double glazed window to side, double door to side and garden, plumbing for washing machine, sink and drainer unit inset into work surfaces, electric oven, electric hob and integrated fridge.

Bathroom

Two double glazed windows to side, close coupled low-level w/c, bath and shower screen with shower over, storage cupboard and extractor.

First Floor Accommodation

Landing

Doors giving access to:

Bedroom One

Double glazed window to front, storage cupboard and radiator.

Bedroom Two

Double glazed window to rear and radiator.

Office/Bedroom Three

Double glazed window to rear, wall mounted boiler and radiator.

Outside

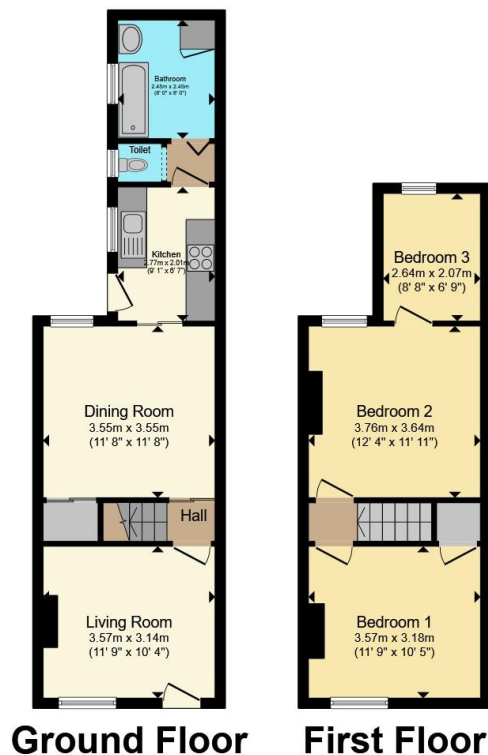
Front Garden

Brick boundary and gate into front garden.

Rear Garden

Courtyard style with steps up to a patio area, with raised beds outside, shed and access to rear.





Total floor area 72.8 m² (784 sq.ft.) approx

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.propertybox.io

Connells



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

6 Princes Street
IPSWICH IP1 1QT

EPC Rating: D Council Tax
Band: A

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Tenure: Freehold



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