



**Connells**

Rectory Road  
Ipswich





### Property Description

A Victorian bay fronted semi-detached house offered with the added bonus of no onward chain located to the edge of the town centre. The property gives great access to the town itself along with the railway station and A12 and A14.

The accommodation comprises of three bedrooms, two reception rooms, kitchen, ground floor shower room and front and rear gardens.

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 Porch

Accessed via upvc double glazed entrance door, and upvc double glazed door giving access to:

### Entrance Hall

Stairs rising to the first floor, radiator, stripped flooring, coved ceiling and door giving access to:

### Dining Room

11' x 11' Max ( 3.35m x 3.35m Max )  
Upvc double glazed window to rear, wood flooring, coved and textured ceiling.

### Living Room

12' 5" x 10' 9" ( 3.78m x 3.28m )  
Upvc double glazed bay window to front, Victorian style, radiator, feature fireplace with marble effect and coved and textured ceiling, carpeted,

### Kitchen

8' 10" x 7' 3" ( 2.69m x 2.21m )  
Upvc double glazed window to side, upvc double glazed door giving access to the rear garden, 1 & 1/2 bowl sink with mixer tap in set in a roll edge worktop with cupboards and drawers under and matching above, tile effect vinyl flooring, built-in oven, built-in hob with filter hood over, tiled splashback's, space for fridge freezer, wall mounted Baxi boiler, radiator and door giving access to:

### Utility Lobby

Space and plumbing for washing machine, roll edge worktop, tile effect vinyl flooring, storage cupboard and door giving access to:

### Shower Room

Upvc double glazed window to rear, double shower cubicle with independent shower over, vanity wash hand basin with mirror over, low-level w/c, smooth ceiling, extractor fan and Victorian style radiator.

### First Floor Landing

Storage cupboard, coved and textured ceiling given loft access and doors giving access to:

### Bedroom One

14' max x 10' 4" ( 4.27m max x 3.15m )  
Two upvc double glazed windows to front, radiator, coved ceiling, carpeted, wardrobe (to remain)

### Bedroom Two

11' x 8' 10" max ( 3.35m x 2.69m max )  
Upvc double glazed window to rear, radiator, coved ceiling and carpeted



### Bedroom Three

8' 10" x 7' 6" max ( 2.69m x 2.29m max )  
Upvc double glazed window to rear, radiator,  
airing cupboard, carpeted

### Outside

The front of the property is accessed by steps with the reminder landscaped with flower beds inset, the rear garden is a decked area, a paved patio area, has a flowerbed border and has a workshop to remain.





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](http://www.focalagent.com)

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EPC Rating: D Council Tax  
 Band: B

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Tenure: Freehold



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